

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 179.6 sq. metres (1933.0 sq. feet)
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 FOR GUIDANCE ONLY



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyer.

Castle Bromwich | 0121 241 1100



- IMPRESSIVE MASTER BEDROOM
- FOUR BEDROOM SEMI DETACHED
- THREE RECEPTION ROOMS
- SPACIOUS KITCHEN
- CONCRETE PRINT DRIVE FOR MULTIPLE VEHICLES

Westbourne Avenue, Hodge Hill,
 Birmingham, B34 6AN

£475,000



Property Description

What a fantastic four bedroom semi detached property which offers spacious living from the ground floor up to the impressive master bedroom. This home boasts three reception rooms, generous kitchen, master bedroom with shower and ensuite WC, two additional double rooms with fitted wardrobes, single bedroom with built in cupboard, family bathroom and an impressive sized rear garden. Located within one of the most desirable areas in Hodge Hill. Do not miss out on this fabulous home. Call Green and Company now to arrange your viewing.

Approached via concrete print driveway suitable for ample parking into:-

PORCHWAY Leading into:-

HALL With doors to kitchen, front lounge, rear lounge, WC, stairs to first floor and opening to snug room.

FRONT LOUNGE 16' 6" into bay x 11' 1" (5.03m x 3.38m) Entering through oak door, gas fire with surround, radiator and bi-fold doors to rear lounge.

REAR LOUNGE 19' 1" x 14' 4" (5.82m x 4.37m) Entering through oak door, gas fire with marble hearth and surround, radiator, and bi-fold door to rear.

KITCHEN 19' 1" x 14' 4" (5.82m x 4.37m) Entering through oak door, laminate flooring, spotlights off hanging platforms, space for range cooker, additional gas cooker, selection of wall and base units with contrasting worktops, integrated oven, pelmet lighting tiled splash backs, window and door to rear.

SNUG 15' 6" max x 10' 2" max (4.72m x 3.1m) Having window to front, radiator.

WC Entering through oak door, metro black tiled walls, tiled flooring, WC and corner sink.

FIRST FLOOR

LANDING Wit doors to bedroom two, three, four and bathroom and stairs to master bedroom.

BEDROOM TWO 19' 10" into bay x 9' 2" to wardrobe (6.05m x 2.79m) With radiator, bay window and fitted wardrobes.

BEDROOM THREE 12' 6" x 11' 2" (3.81m x 3.4m) Having window to rear, fitted wardrobes, radiator and door into bathroom.

BEDROOM FOUR 9' 1" x 6' 11" (2.77m x 2.11m) Window to front, radiator and built in single wardrobe.

BATHROOM Offering corner bath, WC, sink, window to rear, vinyl flooring, heated towel rail, mixer shower and laminate panelling to ceiling.

STAIRS TO MASTER BEDROOM

MASTER BEDROOM 20' 7" x 20' 4" max (6.27m x 6.2m) This is an impressive space with full length window to rear, velux window to front, fitted wardrobes, open ensuite area with double shower tray, tiled cubicle, mixer shower, laminate panelling to ceiling, door to WC, vanity sink with tiled walls and floor.

GARDEN Is an impressive size with raised patio area dropping down to expansive lawn, dwarf wall and shed.

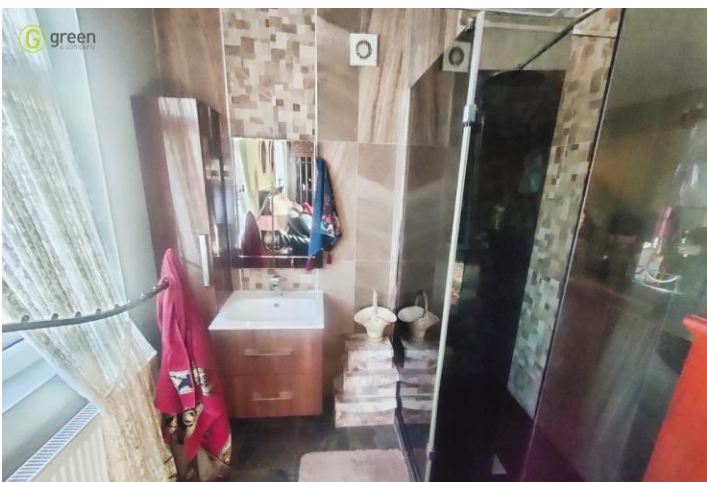


Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for Three, O2, Vodafone, limited for EE and data likely available for Three, limited for EE, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9Mbps.
 Broadband Type = Superfast Highest available download speed 79 Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.
 Networks in your area - Virgin Media, Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.



Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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WANT TO SELL YOUR OWN PROPERTY?

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