



Eastbourne Avenue
Birmingham

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Property Description

Burchell Edwards are delighted to offer this six bedroom semi-detached family home situated on the sought after Eastbourne Avenue, in the heart of Hodge Hill (B34).

This property; Already extended, it offers plenty of space and everything the modern day family could want such as a kitchen/diner, six double bedrooms, four bathrooms including an en-suite, three reception rooms and kitchen/diner plus plenty more.

The outdoor space to the front is a large driveway providing ample parking along with an inviting kerb appeal, the rear is a spacious family garden with a brick built outhouse with power and lighting which is multi functional.

Located in the very popular residential area of Hodge Hill sat amongst many local amenities/ eateries, nearby frequent transport links and a great catchments area for both primary and secondary schools.

A truly perfect family home, this is not one to be missed!

Entrance Porch

With a double-glazed window to the side and ceramic tiled flooring.

Entrance Hallway

A spacious and welcoming entrance hallway providing access to the ground floor accommodation, with stairs rising to the first-floor landing, a useful storage cupboard beneath, and ceramic tiled flooring.

Reception Room One

16' 4" into bay x 9' 4" (4.98m into bay x 2.84m)
Located at the front of the property with a double-glazed bay window, spotlights, radiator, coving and power points.

Reception Room Two

27' 9" Into Bay x 14' 4" Max (8.46m Into Bay x 4.37m Max)

A spacious reception room featuring a double-glazed bay window to the front, two radiators, spotlights, LED lighting, coving and power points.

Reception Room Three

22' 4" x 14' 4" (6.81m x 4.37m)

A beautifully extended living space featuring ceramic tiled flooring, spotlights, LED lighting, two radiators, coving and double-glazed patio doors opening onto the rear garden, with a further door leading into the kitchen/diner.

Fitted Kitchen Diner

A stunning and spacious kitchen/dining area fitted with a range of modern wall and base units with work surfaces over, complemented by a central island with additional storage. Additional features include a roof skylight lantern providing excellent natural light, built-in microwave and oven, space for a range cooker with extractor fan, ceramic tiled flooring, radiator, power points, double-glazed window, and double-glazed French doors opening onto the rear garden.

Kitchen Area

18' 10" x 12' 11" (5.74m x 3.94m)

Dining Area

10' 10" x 14' 6" (3.30m x 4.42m)

Landing

Providing access to the first-floor rooms, with radiator and stairs rising to the second floor. Featuring oak handrail with glass balustrade and LED lighting.

Bedroom One

15' 3" x 14' 2" (4.65m x 4.32m)

A generous master bedroom featuring a double-glazed bay window to the rear, fitted sliding wardrobes, coving, radiator, and power points.

En-Suite

Fitted with a shower cubicle with tiled splash-backs, wash basin, low flush WC, heated towel radiator, ceramic tiled flooring, fitted wall storage units, and extractor fan.

Bedroom Three

14' 2" into bay x 14' 3" into wardrobes (4.32m into bay x 4.34m into wardrobes)

Another spacious double bedroom with a double-glazed bow window to the rear, fitted sliding wardrobes, coving, spotlights, radiator, and power points.

Bedroom Four

16' 2" into bay x 10' 11" Into Wardrobe (4.93m into bay x 3.33m Into Wardrobe)

A spacious double bedroom featuring a double-glazed bay window to the front, fitted sliding wardrobes, spotlights, coving, radiator, and power points.

Bedroom Five

16' 4" into bay x 11' 1" into wardrobes (4.98m into bay x 3.38m into wardrobes)

A spacious double bedroom featuring a double-glazed bay window to the front, fitted sliding wardrobes, spotlights, coving, radiator, and power points.

Shower Room

Comprising a shower cubicle with tiled splash-backs, wash basin, low flush WC, heated towel radiator, extractor fan, tiled walls, and ceramic tiled flooring

Ground Floor Bathroom

Comprising a freestanding bath, separate shower cubicle with tiled splash-backs, wall-mounted wash basin, heated towel radiator, and extractor fan.

Second Floor Landing

Carpet.

Second Bathroom

Comprising a shower cubicle with tiled surround, pedestal wash basin, low flush WC, heated towel radiator, skylight, and ceramic

tiled flooring.

Bedroom Two

15' 3" x 11' 5" (4.65m x 3.48m)

A bright and spacious room benefiting from a skylight, double-glazed doors opening to a Juliet balcony, fitted sliding wardrobes, coving, spotlights, power points, and access to eaves storage.

Bedroom Six

11' x 13' 11" (3.35m x 4.24m)

Featuring a double-glazed window to the rear, built-in storage cupboard, fitted sliding wardrobes, additional eaves storage, coving, radiator, and power points.

Front Garden

Paved driveway providing off road parking.

Rear Garden

A well-maintained garden featuring a block-paved patio area, lawned section, and fenced boundaries, leading to the spacious summer house at the rear. Additional benefits include an external power socket and water tap.

Summer House

A substantial outdoor building ideal for entertaining, a home office, or leisure space, featuring power points and two double-glazed windows to the side plus loft space with ladder.

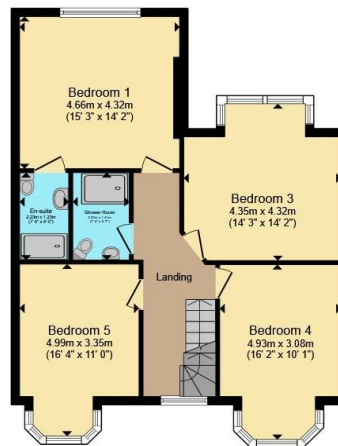








Ground Floor



First Floor



Second Floor

Total floor area 220.5 m² (2,373 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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