

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

Total area: approx. 207.4 sq. metres (2231 sq. feet)
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 AND DOES NOT REPRESENT ANY MEASUREMENTS.



If you require the full EPC certificate direct to your email address please contact the sales branch marketing
 state that the EPC must be presented within 21 days of initial marketing of the property.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations
 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		68 D	77 C

Castle Bromwich | 0121 241 1100



- SEMI DETACHED FAMILY HOME
- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- EXTENDED KITCHEN
- UTILITY
- MASTER ENSUITE

Ventnor Avenue, Hodge Hill, Birmingham, B36 8EF

Offers In Excess Of
 £475,000



Property Description

Introducing this impressive semi-detached property currently for sale. Boasting a good condition, this property is a fantastic opportunity for those seeking a ready-to-move-in home. This house offers ample space with five bedrooms, two bathrooms, two WCs, two reception rooms, and a delightful kitchen.

The five bedrooms are set across two floors, four of which are spacious doubles with all of the rooms benefiting from natural light. The fifth bedroom is a cosy single, perfect for use as a child's room or home office.

The kitchen is the heart of this home, featuring a built-in pantry, a utility room, and a dining space. Natural light floods this space, making it a warm and inviting area for family meals and entertaining guests.

The two reception rooms are a highlight, with one offering large windows and the other a pleasant garden view. These spaces are perfect for relaxation or for hosting gatherings with family and friends.

This property is also rich in unique features, including high ceilings throughout, a garage for storage, on-site parking, and a private garden offering a serene outdoor space.

The location is ideal, benefiting from public transport links, proximity to local schools and amenities, and a strong local community. This makes the property an excellent choice for families or couples seeking a comfortable and convenient lifestyle.

Don't miss this opportunity to own a substantial home with great potential. Contact us today to arrange a viewing.

PORCH Leading to the hallway.

HALLWAY 12' 8" x 7' 2" (3.872m x 2.197m) Having stairs to the first floor landing, door to a cupboard and doors to the two reception rooms.

LOUNGE ONE 16' 8" x 10' 10" (5.099m x 3.318m) Having an electric fire with surround, double glazed bay window to the front and a radiator.

LOUNGE TWO 21' 9" x 13' 11" (6.646m x 4.245m) Having double doors to the dining room, access to the kitchen, gas fire and surround, doors to the utility and door to pantry.

KITCHEN 13' 0" x 15' 5" (3.987m x 4.709m) Having wall, draw and base units, roll top work surfaces, gas hob with extractor fan over, two electric ovens, integral microwave, sink and drainer, integral dishwasher, splash back tiling, three double glazed windows, door to the dining room, radiator and space for a free standing fridge/freezer.

CONSERVATORY / DINING ROOM Having double doors through to lounge, windows facing garden with doors giving access to garden.

UTILITY ROOM 13' 11" x 5' 11" (4.261m x 1.821m) Having a central heating boiler, base and wall units, roll top surfaces, sink and drainer, extractor fan, radiator, door to WC, door to the garage, splash back tiling and space for a washing machine and tumble dryer.

DOWNSTAIRS WC 4' 8" x 3' 3" (1.430m x 0.996m) Having a WC and a hand wash basin.

FIRST FLOOR LANDING 11' 4" x 3' 7" (3.474m x 1.109m) Having doors to all bedrooms, storage cupboards, bathroom, WC and stairs to the second floor.

BEDROOM TWO 16' 0" x 9' 7" (4.881m x 2.929m) Having fitted wardrobes, radiator and double glazed bay window to the front.

BEDROOM THREE 12' 6" x 9' 9" (3.815m x 2.995m) Having a radiator and a double glazed window to the front.

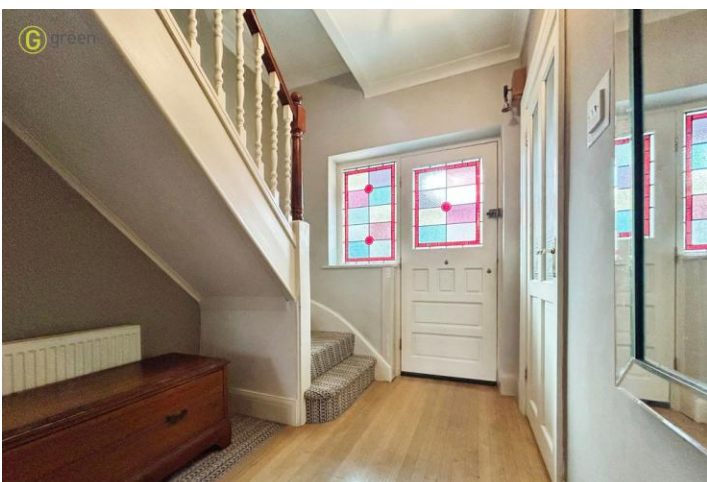
SEPARATE WC 3' 8" x 3' 5" (1.124m x 1.051m) Having a low level WC and a hand wash basin.

BEDROOM FOUR 13' 7" x 13' 10" (4.146m x 4.218m) Having a radiator and a double glazed window to the front.

BEDROOM FIVE 9' 8" x 5' 11" (2.951m x 1.817m) Having a radiator and a double glazed window to the rear.

BATHROOM 13' 3" x 6' 10" (4.061m x 2.083m) Having a bath and a separate shower cubicle, splash back tiling, heated towel rail, hand wash basin and a double glazed obscure window to the rear.

MASTER BEDROOM 13' 3" x 6' 6" (4.061m x 2.933m) Located on the second floor, having two Velux windows, storage cupboards, radiator, access to the ensuite and space for a walk in wardrobe.



ENSUITE 6' 11" x 6' 5" (2.110m x 1.966m) Having a shower, low level WC, heated towel rail, one Velux window and a hand wash basin.

REAR GARDEN Being mainly laid to lawn, paved areas, shrub borders and fenced boundaries.

FRONT OF THE PROPERTY Having off road parking for ample cars.

GARAGE 11' 5" x 6' 6" (3.496m x 2.005m)

Council Tax Band D - Birmingham

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for O2 and Vodafone, limited for EE and Three and limited data available for EE, Three, O2 and Vodafone.

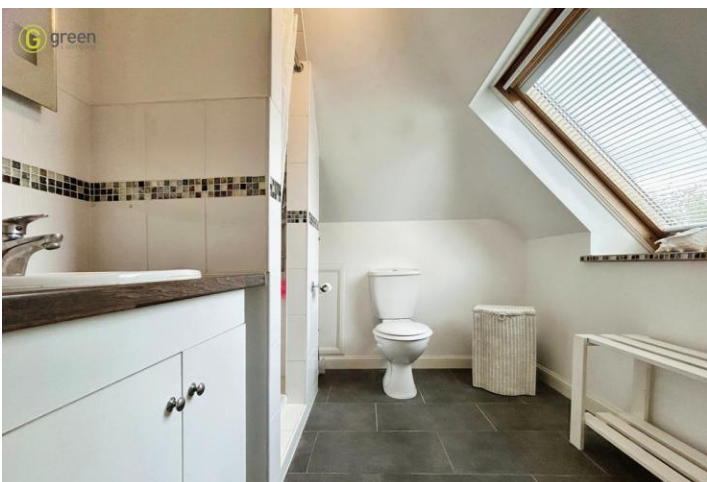
Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Openreach, Virgin Media

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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