



£265,000

**Arran Road, Hodge Hill,
Birmingham, B34 6DD**

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Block Paved Driveway
- Double Garage to Rear
- No Upward Chain
- Cul-De-Sac Location
- Low Maintenance Rear Garden
- Energy Performance Rating D

EPC Rating

Current: D
Potential: B

Council tax band

Band = C

**** SEMI DETACHED FAMILY HOUSE *
CUL-DE-SAC LOCATION * THREE
BEDROOMS * DRIVEWAY FOR
MULTIPLE VEHICLES * NO UPWARD
CHAIN * ONLINE 360 VIRTUAL TOUR
AVAILABLE!! ***

This is a LOVELY FAMILY PROPERTY that has been updated to a good standard and ready to move into... Situated in a cul-de-sac location but close to all local amenities and transport links. Accessed via a block paved DRIVEWAY providing parking for your vehicles ALONG WITH A DOUBLE GARAGE to the rear and leading to a double glazed entrance door, the accommodation briefly comprises of :- entrance hallway, TWO RECEPTION ROOMS, KITCHEN WITH SIDE PASSAGEWAY & LOW MAINTENANCE REAR GARDEN on the ground floor with THREE BEDROOMS and BATHROOM on the first floor. The property benefits from central heating and double glazing both where specified and is offered with NO UPWARD CHAIN!

Energy Performance Certificate D

APPROACH

The property is accessed via a dropped kerb and leading to:-

Driveway

A block paved driveway providing parking for your vehicles with timber fencing to either side and leading to the double glazed entrance door.

Entrance Hall

Double glazed window to the side. Stairs to the first floor landing. Radiator. Wood effect flooring. Doors giving access to ground floor accommodation;-

Dining Room

13'8" into bay window x 9'10" (4.17m into bay window x 3.00m)

Double glazed bay window to the front. Radiator. Feature fireplace with log burner. Wood effect flooring.

Lounge

15'3" x 9'11" (4.65m x 3.02m)

Double glazed windows and double glazed french doors to the rear allowing access to the garden. Radiator. Feature fireplace with log burner. Wood effect flooring.

Kitchen

12'7" x 5'4" (3.84m x 1.63m)

A range of wall and base units with work surfaces over incorporating a sink and drainer unit with mixer tap over. Gas cooker point with extractor canopy over. Radiator. Ceiling spotlights. Double glazed window to the rear. Double glazed door to the side allowing access to the side passageway.

FIRST FLOOR

Landing

Double glazed window to the side. Ceiling loft hatch. Doors leading to first floor accommodation:-

Bedroom One

14'1" into bay window x 10'0" (4.29m into bay window x 3.05m)

Double glazed bay window to the front and radiator.

Bedroom Two

13'2" x 9'10" (4.01m x 3.00m)

Double glazed window to the rear and radiator.

Bedroom Three

7'10" x 5'3" (2.39m x 1.60m)

Double glazed window to the front and radiator.

Family Bathroom

Suite comprises of a separate shower cubicle with a boiler fed, shower over, panelled bath unit with tap shower, pedestal wash basin and low flush WC. Radiator. Ceiling spotlights. Obscure double glazed windows to the side and rear.

OUTSIDE

Side Passageway

Double glazed doors to the front and rear allowing access to/from the front of the property. Ceiling windows. Plumbing for a washing machine.

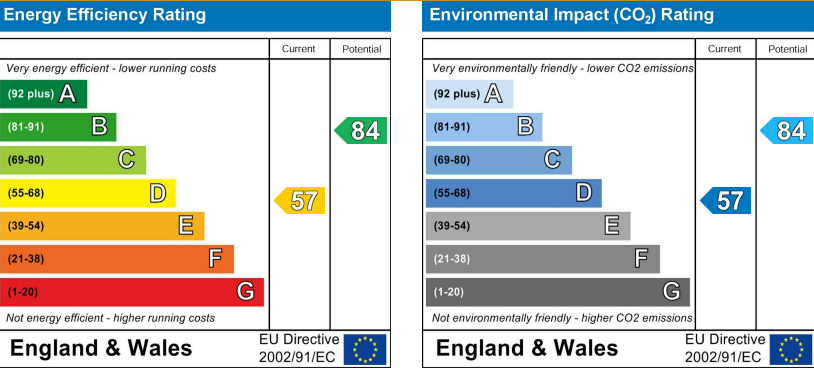
Rear Garden

Timber fenced perimeter. A low maintenance rear garden with artificial lawn and paved patio area. Pathway leading to the rear double garage.

Double Garage

NOT MEASURED:

Power and lights. A metal roller shutter to the rear. A door giving access from the rear garden.





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