

property details **approval form**

71 Arran Road, Hodge Hill, Birmingham, West Midlands, England, B34 6DD

Date: 22 October 2025

Property Ref and Version: CAB111756 - 0003

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£275,000

Tenure: Freehold

>> **key features**

- > NO CHAIN
- > THREE BEDROOM
- > SEMI DETACHED PROPERTY
- > TWO RECEPTION ROOM
- > OFF ROAD PARKING
- > EPC Rating: D

>> **short description**

****SEMI DETACHED PROPERTY** **NO CHAIN** **THREE BEDROOMS** **TWO RECEPTION ROOMS** **EXTENDED KITCHEN** **UPSTAIRS BATHROOM** **DRIVEWAY TO FRONT** **GOOD SIZED REAR GARDEN** **WOULD MAKE AN IDEAL FAMILY HOME****

>> **long description**

Located in a Cul-de Sac location in the sought after area of Hodge Hill, this traditional semi detached property offers no chain.

In need of some updating the property comprises two reception rooms, extended kitchen three bedrooms, upstairs bathroom and to the outside a good sized rear garden and off road parking to the front.

Viewing is advised, please call Shipways on 0121 747 4722.

>> **directions**

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>> **Agent Note**

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>> room description

Entrance Porch

Double Glazing to front and side, tiled floor and door to hallway.

Entrance Hall

Double Glazing to side, ceiling light point, door to under stairs storage and, stairs to first floor

Lounge

11' 9" + bay x 9' 9" (3.58m + bay x 2.97m)

Double glazed bay window to front, ceiling light point, coving and archway to reception room 2.

Dining Room

13' 3" x 9' 9" (4.04m x 2.97m)

Double glazed bay and door to rear, coving and ceiling light point.

Kitchen

14' 8" x 8' 3" + recess (4.47m x 2.51m + recess)

Two double glazed windows to the rear, double glazed rear door to garden, cupboards, drawer and base units, rolltop work surface, stainless steel sink and drainer with a mixer tap, plumbing for washing machine, and two ceiling light points.

Landing

Double glazed window to the side and loft access

Bedroom 1

11' 9" x 9' 9" (3.58m x 2.97m)

Double glazed bay window to the front and ceiling light point

Bedroom 2

13' 3" x 10' 1" (4.04m x 3.07m)

Double glazed window to the rear and a ceiling light point

Bedroom 3

7' 9" x 5' 6" (2.36m x 1.68m)

Double glazed window to the front and a ceiling light point

Bathroom

Double glazed window to the rear, spotlights, corner bath, low level w.c., pedestal sink, tiled walls and separate shower cubicle

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>> **room description**

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>> **property images**



Your Shipways office: 258 Chester Road, Castle Bromwich, BIRMINGHAM, West Midlands, B36 0JE
T 0121 747 4722 **E** castlebromwich@shipways.co.uk

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>> floor plan



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.focalagent.com

>> approval

	Signature	Date
Ellie Leadbetter		
Jagz Vij Touchstone		