



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



**welcome to**

**Arran Road, Hodge Hill Birmingham**

**\*\*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\*\***

**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**

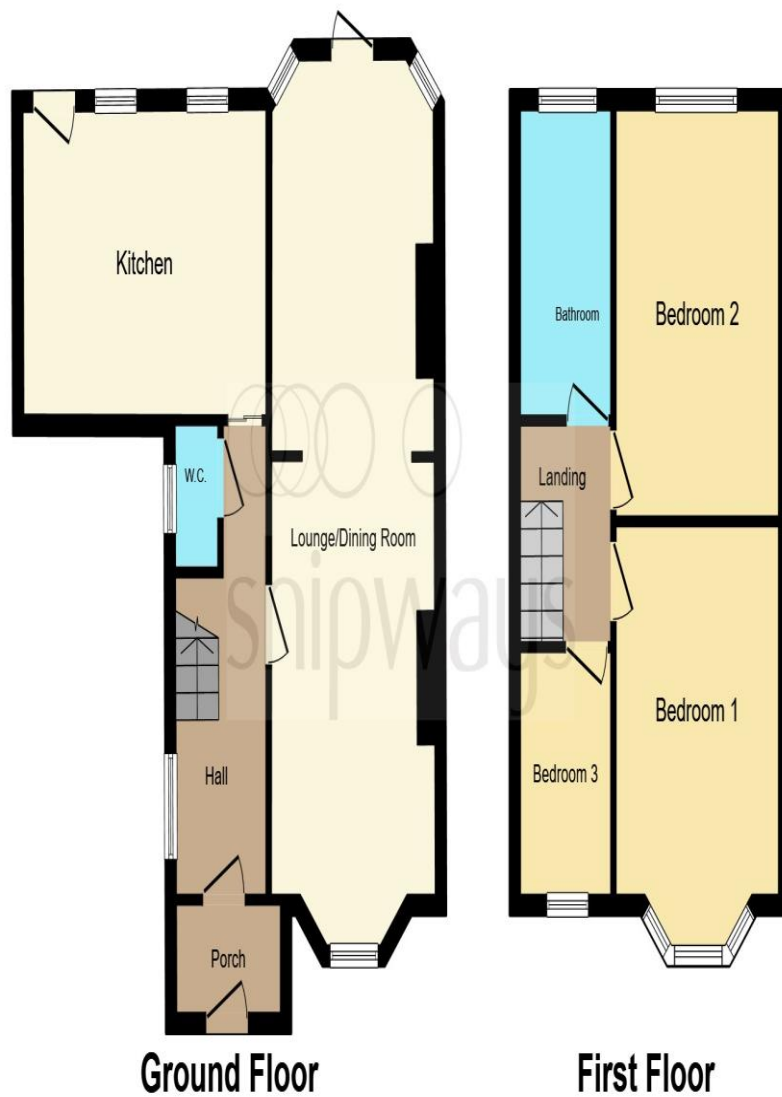
13' 3" x 10' 1" (4.04m x 3.07m)  
Double glazed window to the rear and a ceiling light point

**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



**Ground Floor**

**First Floor**

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](http://www.focalagent.com)



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## **Arran Road, Hodge Hill Birmingham**

- NO CHAIN
- THREE BEDROOMS
- SEMI DETACHED PROPERTY
- TWO RECEPTION ROOM
- OFF ROAD PARKING

Tenure: Freehold

EPC Rating: D

Council Tax Band: C

**£260,000**



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