





# welcome to

# **Hodge Hill Common, Birmingham**

\*\* SET IN THE MOST DESIRABLE LOCATION IN HODGE HILL \*\* DETACHED PROPERTY \*\* LOTS OF POTENTIAL \*\* NO CHAIN \*\* LOUNGE \*\* DINING ROOM \*\* KITCHEN \*\* UTILITY SPACE \*\* DOWNSTAIRS WC \*\* THREE BEDROOMS \*\* FAMILY BATHROOM \*\* DRIVEWAY \*\* FRONT & REAR GARDENS \*\* GARAGE \*\* PLEASE CALL TO VIEW 01217474722 !! \*\*\*













## **Approach**

Driveway with lawn to side.

### **Entrance Porch**

Double glazed sliding patio door to front and windows to side.

#### **Entrance Hall**

Door to front, wall light point, radiator, two storage cupboards and stairs to first floor accommodation.

## Lounge

16' 2" max x 15' 9" max narrowing to 12' 7" min ( 4.93m max x 4.80m max narrowing to 3.84m min )

Double glazed window and door to rear and radiator.

# **Dining Room**

8' 4" x 11' 4" ( 2.54m x 3.45m )

Double glazed sliding patio doors to rear, ceiling light point and four wall light points.

### **Kitchen**

9' 8" x 7' 9" ( 2.95m x 2.36m )

Double glazed bow window to front, wall, base and drawer units, work surfaces, sink and drainer, gas hob with electric oven, tiling to splash prone areas, space for fridge freezer, ceiling light point and central heating boiler.

# **Utility Area**

Wall light point, power points and door to downstairs we with low level we.

# Conservatory

16' 3" x 6' 7" ( 4.95m x 2.01m )

Double glazed windows to side and rear, door to rear, two wall strip lights and radiator.

### Landing

Storage cupboard.

### **Bedroom One**

12' 9" x 9' 6" ( 3.89m x 2.90m ) Double glazed window, ceiling light point and radiator.

### **Bedroom Two**

9' 6" x 12' 9" ( 2.90m x 3.89m ) Double glazed window, ceiling light point and radiator.

#### **Bedroom Three**

5' 9" x 9' 7" ( 1.75m x 2.92m )

Double glazed window to side, ceiling light point and radiator.

#### **Bathroom**

Obscure double glazed window to side, bath with shower attachment, hand wash basin, low level wc and ceiling light point.

#### Rear Garden

Mainly laid to lawn with decked area, block paved patio area and enclosed to neighbouring boundaries.

## Garage

14' 7" x 8' 5" ( 4.45m x 2.57m )

Electric up and over door to front and light and power points.





# welcome to

# **Hodge Hill Common, Birmingham**

- DETACHED PROPERTY WITH NO CHAIN
- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- LOUNGE & DINING ROOM
- KITCHEN & UTILITY

Tenure: Freehold EPC Rating: D

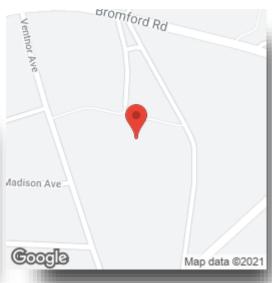
offers over

£300,000









Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/CAB107371
see all our properties on zoopla.co.uk | rightmove.co.uk | shipways.co.uk



Property Ref: CAB107371 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





0121 747 4722



castlebromwich@shipways.co.uk



258 Chester Road, Castle Bromwich, BIRMINGHAM, West Midlands, B36 0JE



shipways.co.uk