



Hodge Hill Common, Birmingham B36 8AG

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 wc with low level wc.

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.



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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

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Property Ref:
CAB107371 - 0005

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0121 747 4722



castlebromwich@shipways.co.uk



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



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