



**Hobhouse Close, Birmingham B42 1HB**



**welcome to**

## **Hobhouse Close, Birmingham**

Three-Bedroom Detached Home in Great Barr

Well-presented detached house in Hobhouse Close featuring two reception rooms, guest WC, conservatory, three bedrooms, family bathroom, and a rear garden with patio and lawn area – ideal for family living

### **Agent Note**

Council Tax Band B

### **Approach**

Tarmac drive, Lawn area door into

### **Entrance Hall**

Door to garage, storage cupboard, ceiling light point

### **Guest Wc**

Low level WC, double glazed window to the front of the property, hand wash basin

### **Lounge**

10' 10" x 7' 11" ( 3.30m x 2.41m )

Double glazed window to the front of the property, laminate flooring, ceiling light point, radiator

### **Dining Room**

14' 6" x 11' ( 4.42m x 3.35m )

Double glazed window to the rear, french doors into, fireplace and gas fire, two radiators, two ceiling light points

### **Kitchen**

12' 11" x 8' 7" ( 3.94m x 2.62m )

Double glazed window to the rear of the property, a range of wall and base units with a roll top worksurface, stainless steel sink and drain, gas cooker point, wall mounted boiler, plumbing for washing machine, spot lights

### **Conservatory**

14' 1" x 10' 4" ( 4.29m x 3.15m )

UPVC Conservatory, ceiling light point with fan, laminate flooring, radiator





### **Landing**

Storage cupboard

### **Bedroom One**

14' 6" x 9' 3" ( 4.42m x 2.82m )

Double glazed window to the front of the property,  
radiator, ceiling light point

### **Ensuite**

Double glazed window to the side of the property,  
shower, low level WC, heated towel rail, spot lights

### **Bedroom Two**

11' 8" into recess x 8' 7" ( 3.56m into recess x 2.62m )

Double glazed window to the rear of the property,  
radiator, ceiling light point

### **Bedroom Three**

Double glazed window to the rear of the property,  
radiator, ceiling light point

### **Bathroom**

Double glazed window to the rear of the property,  
Bath and shower, low level WC, hand towel rail,  
pedestal hand wash basin

### **Rear Garden**

Patio and lawn area, gate to the side of the property,  
shrubs



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## Hobhouse Close, Birmingham

- Spacious three-bedroom layout, ideal for families
- Two separate reception rooms for flexible living
- Convenient guest WC on the ground floor
- Bright and airy conservatory overlooking the garden
- Well-appointed family bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£350,000**



**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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