

for sale

offers over **£330,000**



## South Road Hockley Birmingham B18 5NA

**OFFERING NO UPWARD CHAIN** - An ideal family home or buy to let property. A spacious butt detached four bedroom property, having two reception rooms, downstairs wc, kitchen, bathroom, ample side storage area, spacious basement, rear garden & driveway to front.





# South Road Hockley Birmingham B18 5NA

## Entrance Hall

Having storage, radiator, laminate flooring and door to cellar.

## W/C

Low level w.c and wash hand basin.

## Lounge

13' 3" x 15' 3" ( 4.04m x 4.65m )  
Laminate flooring, fireplace with gas fire and fire surround.

## Dining Room

15' 9" x 12' 3" ( 4.80m x 3.73m )  
Laminate flooring and radiator.

## Kitchen

17' 2" x 12' 1" ( 5.23m x 3.68m )  
Fitted kitchen comprising of a range of wall and base units to include work surfaces over, cooker with hob and extractor fan overhead, sink and drainer with lino flooring.

## Landing

Access to loft, radiator, storage, carpet flooring and doors off to:

## Bedroom One

12' 4" x 14' 1" ( 3.76m x 4.29m )  
Having carpet flooring and radiator.

## Bedroom Two

13' 6" x 16' 3" ( 4.11m x 4.95m )

Having carpet flooring and gas fire.

## Bedroom Three

Having carpet flooring and radiator.

## Bedroom Four

Having carpet flooring and radiator.

## Bathroom

Bath, separate shower cubicle, w/c fully tiled and heated towel rail.

## Basement Accomodation/ Storage

Kitchen

Living Room

Shower room

Bedroom 1

Bedroom 2















**Ground Floor**

**First Floor**

**Basement**

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

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Property Ref: DIG103522 - 0007

**Tenure:** Freehold

**EPC Rating:** E

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