



Maryland Avenue, Hodge Hill, Birmingham
£285,000

 **YOUR MOVE**
Murray Rogers



IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



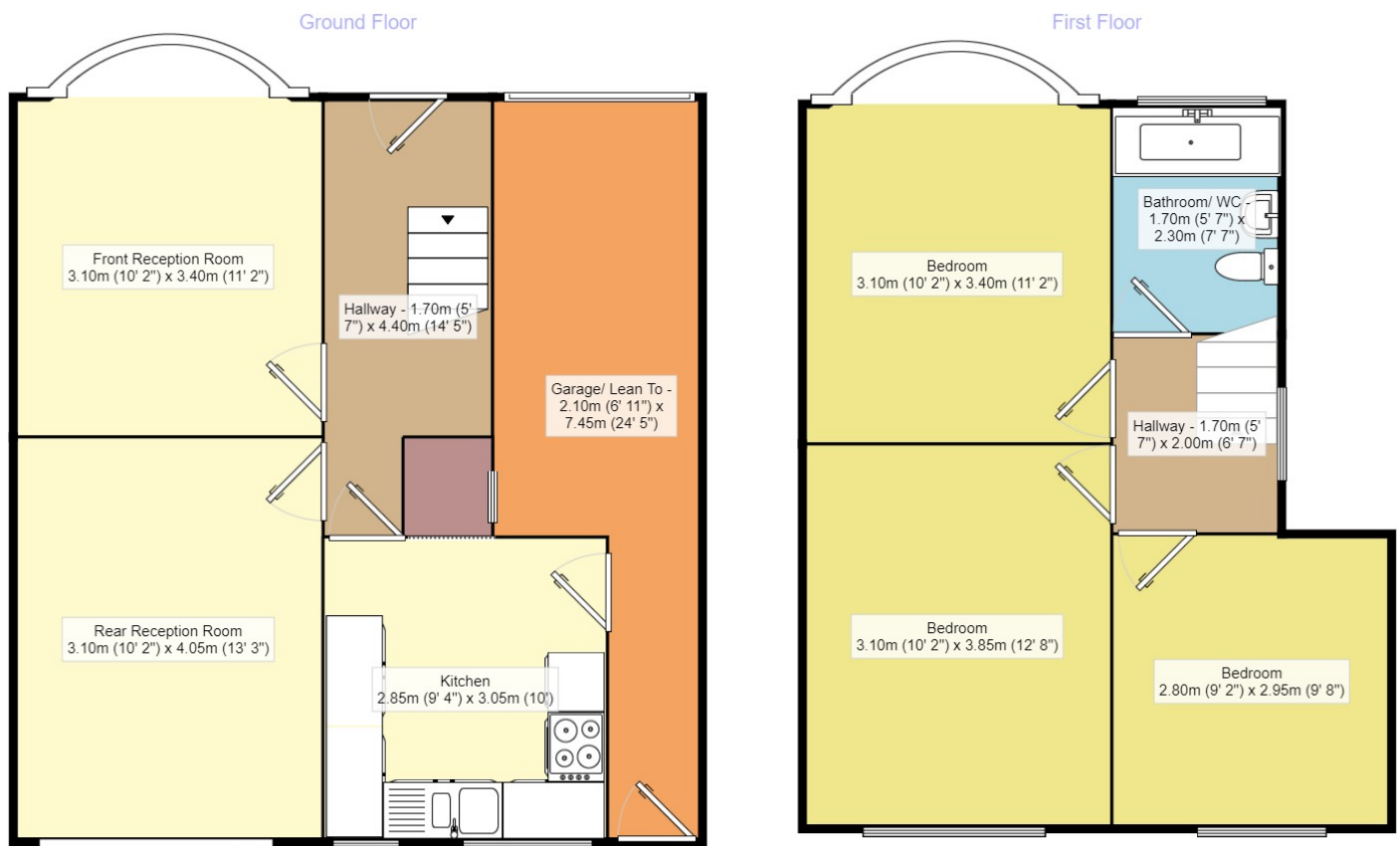
Description

*** NO UPWARD CHAIN *** THREE DOUBLE BEDROOMS
*** HODGE HILL *** Situated In The Ever Popular Hodge Hill Residential Area And Within Close Proximity To Sought After Primary And Secondary Schools - This Bay Fronted Semi Detached Property Briefly Comprises Of An Entrance Hall Way, Front Reception Room, Rear Reception Room With Patio Doors And An Extended Fitted Kitchen With Additional Pantry Space. To The First Floor There Are Three DOUBLE Bedrooms And A Family Bathroom/ WC With Shower Attachment Which Area All Accessed From A Landing. This Well Presented Property Also Benefits From Gas Central Heating, Double Glazing, A NEW ROOF With A Skylight Window, A Side Garage/ Lean To Providing Further Potential To Extend/ Improve (SUBJECT TO PLANNING PERMISSION), Off Street Parking And A Generously Sized And Enclosed Rear Garden *** NO UPWARD CHAIN *** EPC RATING - D

Council Tax

EPC

TRADITIONAL SEMI DETACHED
For full EPC please contact the branch.



Measurements are approximate. Not to scale. For illustrative purposes only.

256 Chester Road, Castle Bromwich, Birmingham, B36 0JE
0121 7474 746 * castlebromwich@your-move.co.uk

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