

Barratt Last

ESTATE AGENTS

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FLAMBOROUGH CLOSE, HODGE HILL, B34 6LY £190,000 FREEHOLD

- Freehold Semi-Detached Bungalow in Cul-De-Sac Location
- Central Heating & Double Glazing
- 'Off Road' Parking to Fore
- Two Bedrooms
- Side Store & Sun Room
- No On-Going Chain

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Barratt Last Estate Agents is the trading name of Barratt Last Estate Agents Limited, registered in England number 6288672.
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A Freehold, centrally heated, double glazed Two Bedroomed Semi-Detached Bungalow in a cul-de-sac location. The property is being offered for sale with NO ON-GOING CHAIN. The accommodation briefly comprises of:- Hallway, Lounge, Kitchen, Bathroom with Shower, Side Store and Sun Room, 'Off Road' Parking to Fore, Neat Rear Garden.

GROUND FLOOR

Front Entrance

Hallway

Central heating radiator.

Lounge

18' 8" x 10' 4"

Stone fireplace with modern electric fire, central heating radiator, double glazed French doors to rear.

Kitchen

12' 2" x 6' 4"

Base and wall cupboards, roll edge worksurfaces, larder cupboard, double glazed window.

Bedroom 1

13' 11" x 9' 2"

Double glazed window to fore, central heating radiator, fitted wardrobes to one wall.

Bedroom 2

12' 2" x 6' 4"

Double glazed window to fore, central heating radiator.

Bathroom

5' 10" x 5' 8"

Part tiled walls, panelled bath, 'Aquatron' over bath shower fitted, shower curtain and rail, pedestal wash hand basin, low flush w.c., cupboard housing 'Ferrolis' central heating boiler, double glazed window, laminate floor covering.

Sun Lounge

13' 10" x 7' 3"

Laminate floor covering, central heating radiator, double glazed door to rear garden.

Side Store

10' 8" x 6' 2"

UPVC door to front, side double glazed window.

OUTSIDE

Gardens


Predominately paved to fore, providing an 'off road' car parking facility.

The neat rear garden has a patio, lawn, flower, shrub and gravel borders and screen fencing.

ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would advise interested parties to have this information verified by their Legal Representative.

Council Tax - Band C - Birmingham City Council.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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