

Barratt Last

ESTATE AGENTS

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MILLINGTON ROAD, HODGE HILL, BIRMINGHAM, B36 8BW
£230,000 FREEHOLD

- Traditional Freehold Semi-Detached
- Extended Fitted Kitchen
- Majority Double Glazing
- 'Off Road' Parking To Fore
- Three Bedrooms
- Lounge/Dining Room
- Central Heating
- Good Size Rear Garden

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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 list of Directors is available for inspection at registered office.



A Traditional Freehold, Three Bedroomed Semi-Detached residence with central heating, majority double glazing, Hallway, Lounge/Dining Room, Extended and Fitted Kitchen (including oven and hob, Bathroom with Shower, 'Off Road' Parking Facility to the Fore and Good Size Rear Garden.

GROUND FLOOR

Canopy Porch Entrance

UPVC front door.

Hallway

Laminate floor covering, side window, wall mounted 'Worcester' combination gas fired central heating boiler, central heating radiator, stairs leading off.

Through Lounge/Dining Room

Lounge Area - 14' 6" x 9' 10" (14.41m x 2.99m) - Double glazed bay window to fore, central heating radiator, sliding timber doors to:-

Dining Area - 12' 8" x 9' 9" (3.86m x 2.97m) - Central heating radiator, double glazed French doors and double glazed side windows to rear.

Extended Fitted Kitchen

18' 4" x 5' 7"

Matching fitted base and wall units, roll edge worksurfaces, 1 and 1/4 bowl single drainer stainless steel sink, 'built-in' oven and four ring gas hob unit with cooker hood air extractor fan set in cupboard housing above, tiled splashbacks, fitted breakfast bar, plumbing for automatic washing machined, laminate floor covering, double glazed windows, central heating radiator, double glazed door to rear garden.

FIRST FLOOR

Landing

Side window, loft access.

Bedroom 1

13' 4" x 9' 10"

Double glazed bay window to fore, central heating radiator, loft access.

Bedroom 2

12' 6" x 9' 8"

Double glazed window to rear, central heating radiator.

Bedroom 3

6' 5" x 5' 7"

Double glazed window to fore, central heating radiator.

Bathroom

6' 9" x 5' 7"

Tiled floor covering, part tiled walls, panelled bath, overbath shower fitted, glazed shower screen, wash hand basin with store cupboards beneath, low flush w.c., chrome central heating radiator, double glazed window.

OUTSIDE

Gardens

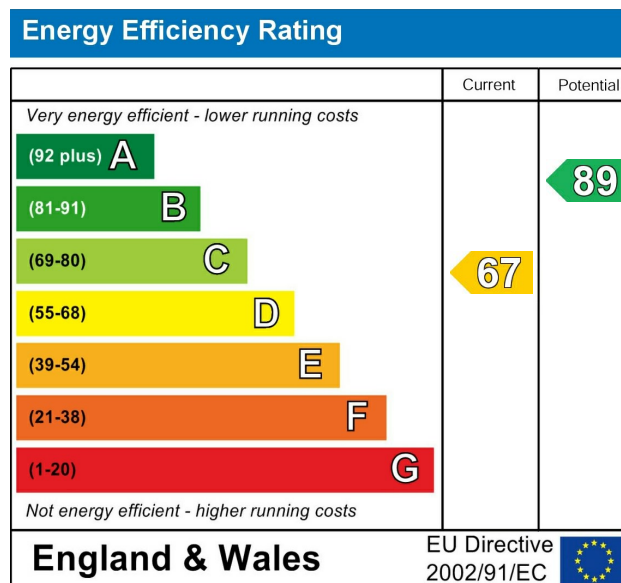
'Off road' car parking space to fore.

The good size rear garden has a patio, lawn and garden shed.

ADDITIONAL INFORMATION

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

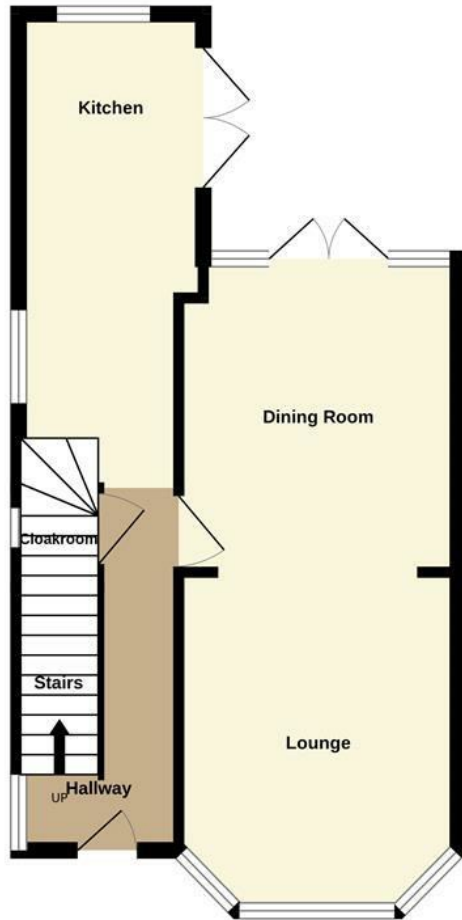
Council Tax - Band B - Birmingham City Council.



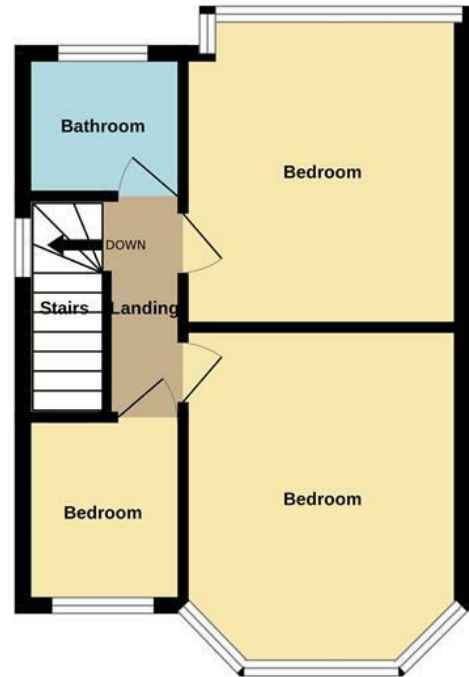
HOME TO SELL?

If you are selling your home, arrange a Free Valuation today. Call 0121 776 5744.

Ground Floor



1st Floor



49 Millington Road B36 8bw

Measurements are approximate. Not to scale. Illustrative purposes only.
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