

Barratt Last

ESTATE AGENTS

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51 BEAUFORT AVENUE, HODGE HILL, B34 6AD
£265,000 FREEHOLD

- Traditional Freehold Semi-Detached In A Popular Road
- Three Bedrooms and Two Reception Rooms
- Good Sized Rear Garden
- In Need Of Modernisation Reflected In The Price
- Majority Double Glazed Windows
- 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.
Registered office: 11 Aldergate, Tamworth, Staffordshire B79 7DL.
A list of Directors is available for inspection at registered office.



A Traditional Freehold Semi-Detached residence requiring modernisation throughout which is reflected in the price.

The property briefly comprises of:-

Fully Enclosed Porch Entrance, Hallway, Two Reception Rooms, Kitchen, Utility with Cloakroom, majority Double Glazing, Front and Rear Gardens.

Being Sold With No Upward Chain.

GROUND FLOOR

Fully Enclosed Porch Entrance

Double glazed door, side double glazed window panels.

Hallway

Wall mounted gas convector heater and understairs pantry.

Front Reception Room

16' 5" x 11' 4"

Double glazed bay window to fore, gas fire fitted.

Rear Reception Room

14' 9" x 11' 3"

Double glazed window to rear, 'Adam' style fireplace.

Kitchen

8' 7" x 6' 3"

Base and wall cupboards, work surfaces, single drainer stainless steel sink, part tiled walls, window and door to:-

Utility Room

In need of refurbishment with double glazed window, ground floor W.C., food store off and UPVC door to rear garden.

FIRST FLOOR

Landing

Loft access.

Bedroom 1

13' 11" x 11' 3"

Double glazed bay window to fore, wall mounted gas fire.

Bedroom 2

12' 3" x 11' 5"

Double glazed window to rear.

Bedroom 3

9' 5" x 6' 3"

Double glazed window to fore, 'built-in' clothes cupboard.

Bathroom

Part tiled walls, panelled bath, wash hand basin, double glazed window.

Separate W.C.

Low flush toilet, double glazed window.

OUTSIDE

Gardens


Block paved front garden.

At the rear the garden extends approximately 90ft and is predominantly paved, with shrubs and screen fencing.

ADDITIONAL INFORMATION

We are advised by the seller that the property is Freehold, however, this should be verified by a legal representative.

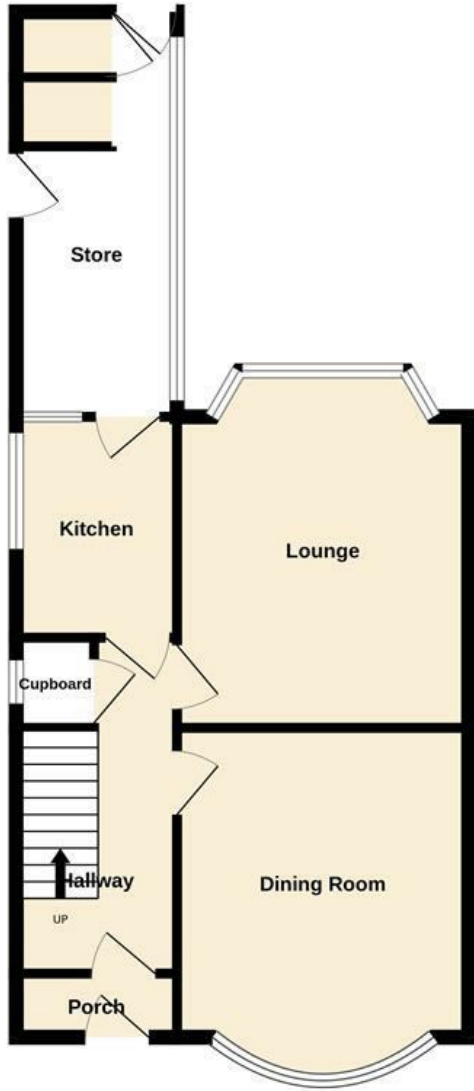
Council Tax - Birmingham City Council Band C.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	31	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

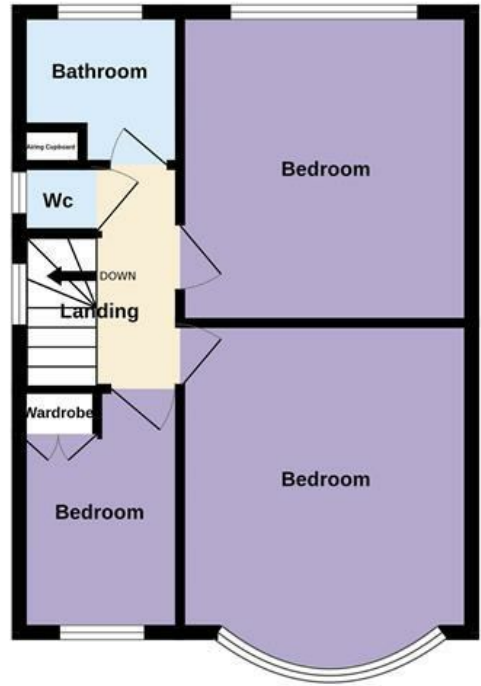
HOME TO SELL?

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

Ground Floor



1st Floor



51 Beaufort Avenue B34 6ad

Measurements are approximate. Not to scale. Illustrative purposes only
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