

Barratt Last

ESTATE AGENTS

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STECHFORD ROAD, HODGE HILL, BIRMINGHAM, B34 6BN
£450,000 FREEHOLD

- Well Extended Traditional Freehold Semi-Detached Facing 'Common'
- Garage Conversion Creating Possible 4th Bedroom with Adjoining Shower Room
- Three Upstairs Bedrooms & Well Appointed Family Bathroom
- Good Sized Garden to Rear
- Two Reception Rooms & Full Width Sun Lounge Extension
- Well Fitted Kitchen/Breakfast Room Plus Laundry Room
- Gas Central Heating & Double Glazing
- Ample Off Road Parking to Front

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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 larger style extended Traditional Freehold Semi-detached residence with views to front overlooking Hodge Hill Common.

Internal viewing is strongly recommended in order to fully appreciate the well proportioned accommodation which has central heating (boiler less than 12 months old) and double glazing, garage conversion creating a possible 4th Bedroom with Shower Room adjoining, Hallway, Dining Room, separate Lounge, well fitted Kitchen/Breakfast Room, Laundry Room, full width Sun Lounge extension to the rear, 3 upstairs Double Bedrooms, well appointed Family Bathroom and good sized gardens to the front and rear.

GROUND FLOOR

Front Entrance/Hallway

Double glazed front door, side double glazed window panels, timber flooring, 'built-in' cloak cupboard with double doors.

Front Reception Room

15' 4" x 11' 0"

Double glazed bay window overlooking the 'common', modern feature fireplace with 'log effect' electric fire, gas central heating radiator, skylight window affording natural light.

Rear Reception Room

22' 11" x 10' 5"

Vertical gas central heating radiator, feature 'Adam style' fireplace with 'coal effect' fire, double glazed French doors leading to:-

Full Width Sun Lounge Extension

28' 10" x 10' 5"

Vaulted roof with skylight windows and spotlight fittings, gas central heating radiator, double glazed doors and double glazed windows to rear.

Fitted Kitchen/Breakfast Room

22' 9" x 10' 8" max

Array of fitted base and wall units, ample work surfaces, 1 1/4 bowl single drainer sink with 'Quooker' mixer tap, integrated cooker with extractor fan above 4-ring ceramic hob unit, part tiled walls, dishwasher, double glazed window, gas central heating radiator.

Laundry Room

13' 3" x 6' 4"

Fully tiled walls, gas central heating radiator, tiled floor covering, 'Worcester' combination gas fired central heating boiler, plumbing for domestic appliances, sunken spotlight fittings to ceiling.

Shower Room

Fully tiled walls, shower cubicle with glazed screen and fitment, wash hand basin with store cupboard beneath, low flush W.C., sunken spotlight fittings to ceiling, air extractor fan.

Garage Conversion

16' 6" x 7' 0"

Possible 4th bedroom.

Laminate floor covering, gas central heating radiator, double glazed door and window to front.

FIRST FLOOR

Landing

Access to good sized loft area.

Bedroom 1

15' 7" x 12' 0"

Double glazed bay window overlooking the Common, full height fitted wardrobes, gas central heating radiator, laminate floor covering.

Bedroom 2

10' 10" x 8' 7"

Double glazed window to rear, gas central heating radiator, laminate floor covering.

Bedroom 3

11' 3" x 10' 11"

Double glazed window to rear, gas central heating radiator, laminate floor covering.

Family Bathroom

Fully tiled walls, panelled bath, wash hand basin with store cupboard beneath, low flush W.C., gas central heating radiator, double glazed window, tiled floor covering.

OUTSIDE

Good Sized Gardens


To fore block paved driveway providing parking for multiple vehicles and shrub bed.

At the rear a large block paved patio, lawn and garden shed.

ADDITIONAL INFORMATION

Tenure - The sellers advise us that the property is Freehold, however any interested parties should verify this information with a legal advisor.

Council Tax - Band D - Birmingham City Council.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

