

# 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.

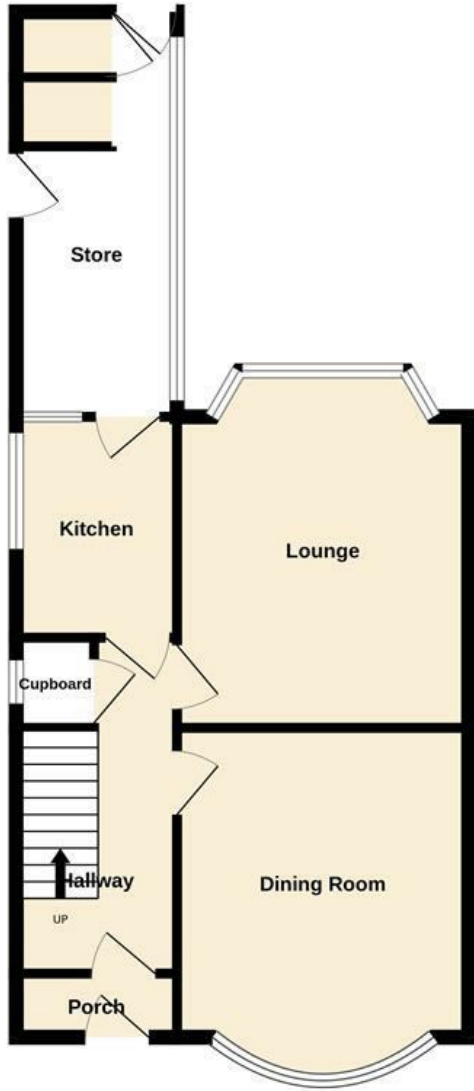
Council Tax - Birmingham City Council Band C.

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

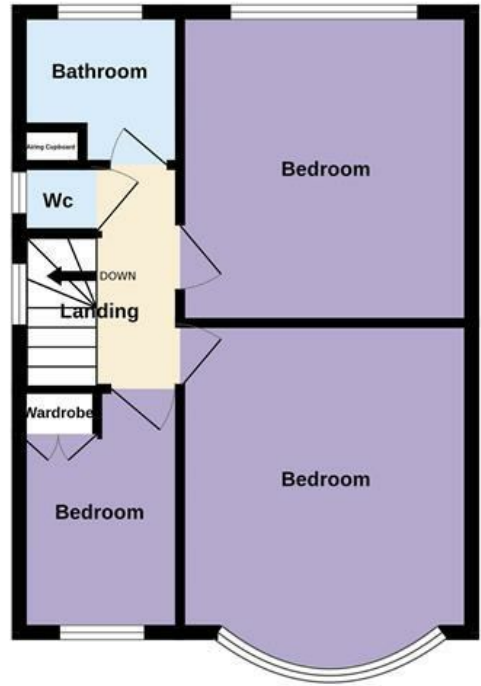
## HOME TO SELL?

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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