

Barratt Last

ESTATE AGENTS

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5 JOHNSON CLOSE, HODGE HILL, B8 2RF
£355,000 FREEHOLD

- Immaculate Modern 3/4 Bedroomed Detached
- Two Attractive Reception Rooms
- Fitted Kitchen & Separate Laundry Room
- Central Heating & Double Glazing
- Garage Conversion Creating Possible 4th Bedroom
- En-suite Shower Room
- Downstairs W.C.
- Internal Viewing Is Strongly Recommended

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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 much improved, modern Freehold Detached residence which must be viewed internally in order to be fully appreciated. Situated in a pleasant cul-de-sac location close to the Fox and Goose and all amenities the property affords the following, well presented double and centrally heated accommodation:- Enlarged Porch Entrance, Garage Conversion creating a possible 4th Bedroom, Hallway, Two Attractive Reception Rooms, Fitted Kitchen, Laundry Room, Guests W.C., Three Upstairs Bedrooms (en-suite Shower Room off Master), well appointed Family Bathroom. Outside there are well kept gardens and an 'off road' car parking facility.

GROUND FLOOR

Enlarged Porch Entrance

Double glazed windows and double glazed entrance doors.

Hallway

'Wood effect' laminate flooring, vertical central heating radiator.

Garage Conversion

15'3" x 7'4"

Possible Bedroom 4 - 'wood effect' laminate flooring, central heating radiator, double glazed window.

Lounge

14'9" x 12'3"

Double glazed bay window to fore, 'wood effect' laminate flooring, brickette fireplace, 'log effect' gas fire fitted, door to:-

Dining Room

14'1" x 9'1"

'Wood effect' laminate flooring, central heating radiator, double glazed doors to rear garden.

Fitted Kitchen

11'10" x 7'11"

Matching fitted base and wall units, roll edge work surfaces, 1 & 1/4 bowl single drainer stainless steel sink, 'built-in' oven and 4-ring gas hob unit with cylindrical cooker hood air extractor fan above, partially tiled walls, double glazed window, central heating radiator, 'wood effect' laminate flooring, door to :-

Utility Room

5'11" x 5'10"

'Wood effect' laminate flooring, central heating radiator, plumbing for automatic washing machine, 'Worcester' wall mounted gas fired central heating boiler, double glazed window and door to rear garden.

Guests W.C.

'Wood effect' flooring, low flush w.c., double glazed window, central heating radiator.

FIRST FLOOR

Landing

Linen cupboard, access to insulated loft area.

Bedroom 1

14'11" x 12'6"

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

En-suite Shower Room off

Shower area in tiled surround with shower fitment, pedestal wash hand basin, low flush w.c., double glazed window and central heating radiator.

Bedroom 2

13' 0" x 11'1" max

2 double glazed windows to rear, central heating radiator.

Bedroom 3

14'1" max x 7'9"

Double glazed window to fore, central heating radiator.

Well Appointed Family Bathroom

10'3" x 6'8"

Full height complimentary tiling to walls, panelled bath with over bath shower fitted, pedestal wash hand basin, low flush w.c., double glazed window, central heating radiator.

OUTSIDE

Neat Gardens

To fore lawn and driveway to side providing 'off road' parking.

Gated side access leads to the rear garden with paved patio, water tap, lawn, shrub borders, two garden sheds.

ADDITIONAL INFORMATION

Tenure - We are advised that the property is Freehold, however, interested parties should verify this information with a legal representative.

Council Tax - Tax Band D - Birmingham City Council.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(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.



Ground Floor



First Floor