

# Barratt Last

## ESTATE AGENTS

0121 776 5744



**44 CHIPPERFIELD ROAD, HODGE HILL, BIRMINGHAM B36 8BL**  
**£240,000 FREEHOLD**

- Traditional Freehold Semi-Detached With Own Driveway To Fore
- Three Bedrooms
- Double Glazing
- Well Presented Accommodation
- Central Heating
- Double Rear Access Gate & Further Drive at Rear
- Internal Viewing 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 well presented Traditional Freehold Semi-detached residence with a full width rear extension which must be viewed internally in order to be fully appreciated. Own private driveway to fore providing 'off road' car parking facility, Enclosed Porch Entrance, Hallway, Through Lounge, Fitted Kitchen and Dining Area, Three Bedrooms, Fully Tiled Bathroom with shower, good size rear garden with double gates and further vehicular access to rear.

## GROUND FLOOR

### Enclosed Porch Entrance

Double glazed entrance doors, matching side window panels.

### Hallway

Double glazed front door, laminate floor covering, central heating radiator, side double glazed window, store cupboards understairs with gas fired central heating boiler and double glazed window.

### Extended Through Lounge

27'5" x 10'0" (8.36m x 3.05m)

Double glazed bay window to fore, central heating radiator, 'Adam' style fireplace, 'coal effect' gas fire fitted.

### Extended Kitchen/Dining Room

Dining Area : 15'7" max X 8'5"

Laminate floor covering, central heating radiator, double glazed window and door to rear garden.

Kitchen Area : 19'11 X 5'8"

Laminate floor covering, central heating radiator, matching base and wall units, roll edge work surfaces, 1 1/4 bowl single drainer sink, 'built-in' oven and hob unit with cooker hood air extractor fan above, complimentary tiled splashbacks, double glazed window, plumbing for domestic appliances.

Spindled staircase leading from the Hallway to :

## FIRST FLOOR

### Landing

Side double glazed window, loft access.

### Bedroom 1

13'8" x 10'0" (4.17m x 3.05m)

Double glazed bay window to fore, central heating radiator, access to boarded loft area with loft ladder and light.

### Bedroom 2

12'9 x 10'0" (3.89m x 3.05m)

Double glazed window to rear, fitted wardrobes and chest of drawers, central heating radiator.

### Bedroom 3

6'7" x 5'8" (2.01m x 1.73m)

Double glazed window to fore, central heating radiator.

### Bathroom

6'11" x 5'7" (2.11m x 1.70m)

Fully tiled walls, tiled floor covering, panelled bath with mixer tap shower attachment, pedestal wash hand basin, low flush w.c., double glazed window, central heating radiator.

## OUTSIDE


### Gardens

The property is set back behind a lawn with shrubs and block-paved driveway providing 'off road' parking. Gated access leads to the good size rear garden with block-paved patio, further parking, lawn, shrubs, garden shed, double rear access gates with further vehicular access.

## ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would recommend interested parties to have this information verified with a Legal Representative.

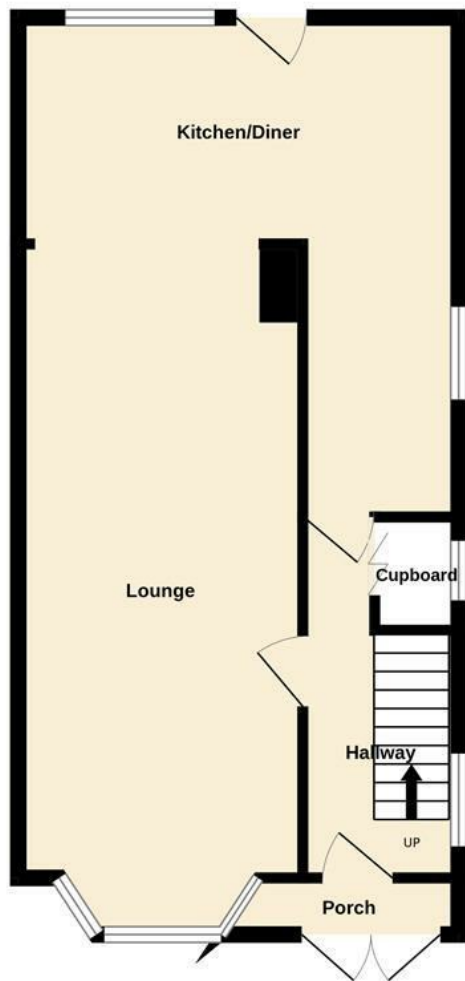
Council Tax - Band B - Birmingham City Council.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

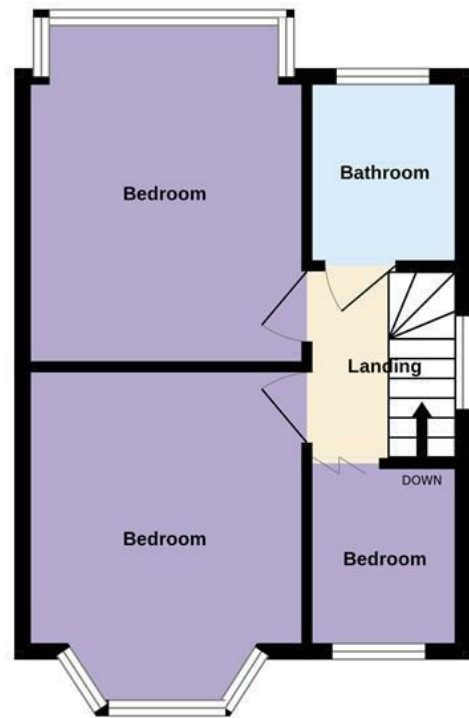
## HOME TO SELL?

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

Ground Floor



1st Floor



44 Chipperfield Road B36 8bl

Measurements are approximate. Not to scale. Illustrative purposes only  
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