

# Barratt Last

## ESTATE AGENTS

0121 776 5744



**25 CHATTOCK CLOSE, HODGE HILL, B36 8AJ**  
**£190,000 FREEHOLD**

- Freehold Mid-Terraced in Cul-de-Sac Location
- 'Off-Road' Car Parking Space
- Double Glazing
- No On-Going Chain
- 3 Bedrooms
- Downstairs W.C.
- Central Heating
- Some Cosmetic Improvement Required

301-303 Chester Road, Castle Bromwich, Birmingham, B36 0JG Email: [sales@barrattlast.co.uk](mailto:sales@barrattlast.co.uk)

Barratt Last Estate Agents is the trading name of Barratt Last Estate Agents Limited, registered in England number 6288672.  
Registered office: 301-303 Chester Road B36 0JG



A Freehold 3 Bedroomed Mid Terraced residence situated in a cul-de-sac location, leading off Bromford Road and facing Hodge Hill Common. 'Off-road' car parking space to fore, central heating, double glazing, security alarm, Hall, Through Lounge, Kitchen/Dining Room (including oven and hob), Downstairs 2nd W.C., Bathroom with shower, small rear garden.

No on-going chain, some cosmetic improvement required hence the asking price.

## GROUND FLOOR

### Canopy Porch Entrance

#### Hallway

Central heating radiator.

#### Through Lounge

21'8" x 9'11" (6.60m x 3.02m)

Double glazed windows to front and rear, 2 central heating radiators.

#### Kitchen/Dining Room

15'1" x 9'3" (4.60m x 2.82m)

Fitted base and walls units, work surfaces, single drainer sink, tiled splashbacks, 'built in' oven and 6 ring gas hob unit, double glazed window, tiled floor covering, double glazed door.

#### 2nd Low Flush W.C.

Wash hand basin, double glazed window.

## FIRST FLOOR

#### Landing

Cupboard housing gas fired central heating boiler, loft access.

#### Bedroom 1

14'5 x 9'9" (4.39m x 2.97m)

Double glazed window to fore, central heating radiator, 'built-in' wardrobes.

#### Bedroom 2

11'7" x 6'3" (3.53m x 1.91m)

Double glazed window to fore, central heating radiator.

#### Bedroom 3

9'11" x 6'10" (3.02m x 2.08m)

Double glazed window to rear, central heating radiator.

## Bathroom

9'7" x 6'9" (2.92m x 2.06m)

Fully tiled walls, panelled bath, over bath shower fitted, pedestal wash hand basin, low flush w.c., central heating radiator, 2 double glazed windows.

## OUTSIDE

### Gardens

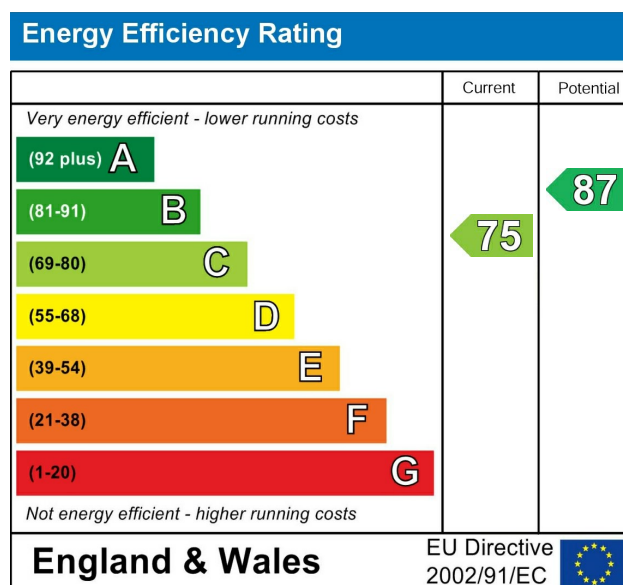
Block-paved driveway providing 'off-road' car parking space to fore.

At the rear the enclosed garden has lawn and a garden shed.

## ADDITIONAL INFORMATION

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

Council Tax - Band B - Birmingham City Council.



## HOME TO SELL?

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

## FIND US ON:

**rightmove**  
find your happy

**ZOOPLA**

**PrimeLocation.com**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.