

Barratt Last

ESTATE AGENTS

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26 OAKDALE ROAD, HODGE HILL, B36 8AX
£235,000 FREEHOLD

- Well Presented Traditional Freehold Semi-detached
- Open Plan Kitchen/Dining Room
- Re-fitted Bathroom With Shower
- Large South Facing Rear Garden
- Three Bedrooms
- Lounge
- Central Heating & Double Glazing
- 'Off Road' Parking & Garage

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A well presented, Traditional, Freehold, centrally heated, double glazed 3 Bedroomed Semi-detached residence. Having 'Off Road' Parking Space to fore plus Side/Rear Garage, Enclosed Porch Entrance, Hall, Lounge, Fitted Kitchen/Dining Room, Bathroom with Shower, Security Alarm and approximately 100ft South Facing Rear Garden.

GROUND FLOOR

Enclosed Porch Entrance

Double glazed entrance door with matching side window panels.

Hallway

Laminate floor covering, central heating radiator, understairs store cupboard.

Lounge

12' 9" x 9' 8" (3.66m 2.74m x 2.74m 2.44m)
Double glazed bay window to fore, laminate floor covering, central heating radiator.

Fitted Kitchen/Dining Room

16' 4" x 11' 5" (4.88m 1.22m x 3.48m)
Matching fitted base and wall units, roll edge worksurfaces and breakfast bar, single drainer stainless steel sink, part tiled walls, cupboard housing 'Worcester' gas fired central heating boiler, central heating radiator, double glazed window and double glazed doors to pleasant rear garden.

FIRST FLOOR

Landing

Side double glazed window and loft access.

Bedroom 1

13' 8" x 9' 10" (3.96m 2.44m x 2.74m 3.05m)
Double glazed bay window to fore, central heating radiator.

Bedroom 2

12' 9" x 9' 11" (3.66m 2.74m x 2.74m 3.35m)
Double glazed window to rear, central heating radiator.

Bedroom 3

6' 6" x 5' 7" (1.83m 1.83m x 1.52m 2.13m)
Double glazed window to fore, central heating radiator.

Bathroom

Fully tiled walls, panelled bath, 'Triton' overbath shower fitted, glazed shower screen, wash hand basin with store cupboard beneath, low flush w.c., central heating radiator, air extractor fan, double glazed window to rear.

OUTSIDE

Side/Rear Garage

Gardens

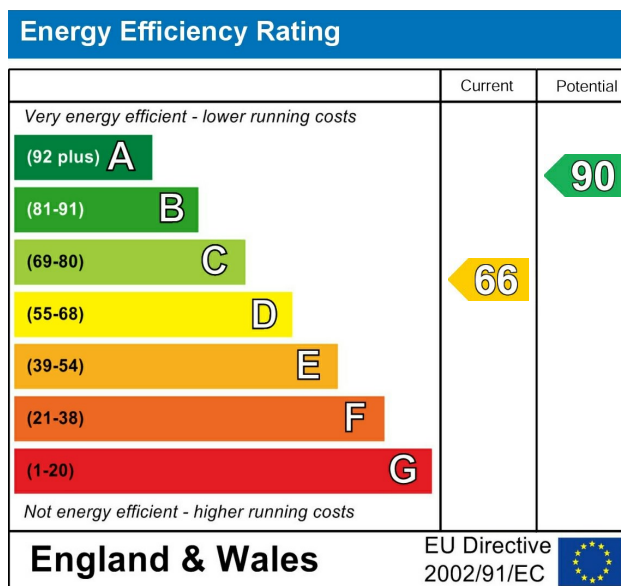
'Off road' car parking space and shared drive to fore.

Gated side access leads to the south facing rear garden which extends approximately 100ft and has 2 patio areas, brick built tool store, lawn and shrubs.

ADDITIONAL INFORMATION

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

Council Tax - Band B - Birmingham City Council.



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