

# Barratt Last

## ESTATE AGENTS

0121 776 5744



**12 HODGE HILL ROAD, HODGE HILL, B34 6DU**  
**OFFERS OVER £240,000 FREEHOLD**

- Traditional Freehold Semi-Detached Requiring Modernization
- Two Reception Rooms
- Side Garage
- Double Glazing (as described)
- Three Bedrooms
- Central Heating
- Sought After Residential Location
- 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.  
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A list of Directors is available for inspection at registered office.



Situated in a sought after residential location this Traditional Freehold Semi-Detached residence offers scope for improvement which is reflected in the guide price. Central heating and double glazing (as described), block paved driveway providing 'off-road' car parking facility to fore, Fully Enclosed Porch Entrance, Hallway, Two Reception Rooms, Kitchen, Utility Room/Lean-to with w.c. off, Three Bedrooms, Bathroom.

NO ON-GOING CHAIN.

## GROUND FLOOR

### Fully Enclosed Porch Entrance

#### Hallway

Central heating radiator, understairs store cupboard.

#### Front Reception Room

14'9" x 10'2" (4.50m x 3.10m )

Double glazed bay window to fore, central heating radiator, 'Adam' style fireplace, double doors to :-

#### Rear Reception Room

14'5" x 10'3" (4.39m x 3.12m)

Central heating radiator, 'Adam' style fireplace, double glazed patio doors to rear garden.

#### Kitchen

8'0" x 5'10" (2.44m x 1.78m)

Base and wall cupboards, work surfaces, single drainer stainless steel sink, partially tiled walls, double glazed window, central heating radiator, gas fired central heating boiler in cupboard housing, pantry, door to :-

#### Utility/Lean-to

12'2" x 9'3" (3.71m x 2.82m)

W.C. off, power supply, plus water tap.

## FIRST FLOOR

#### Landing

Side double glazed window, loft access.

#### Bedroom 1

14'10" x 10'3" (4.52m x 3.12m)

Double glazed bay window to fore, central heating radiator.

#### Bedroom 2

14'5" x 10'2" (4.39m x 3.10m)

Double glazed window to rear, central heating radiator.

#### Bedroom 3

8'1" x 7'10" (2.46m x 2.39m)

Double glazed window to fore, central heating radiator.

## Bathroom

8'10" x 5'8" (2.69m x 1.73m)

Panelled bath, 'Triton' over bath shower fitted, pedestal wash hand basin, low flush w.c., double glazed oriel window, central heating radiator.

## OUTSIDE

### Side Garage

### Gardens


Block-paved drive to fore.

The rear garden needs attention.

## ADDITIONAL INFORMATION

We are advised by the seller that the property is Freehold, however, this should be verified by a legal representative.

Council Tax - Band C - Birmingham City Council.

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

## HOME TO SELL?

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