

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

301-303 Chester Road, Castle Bromwich, Birmingham, B36 0JG Email: 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: 11 Aldergate, Tamworth, Staffordshire B79 7DL.
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

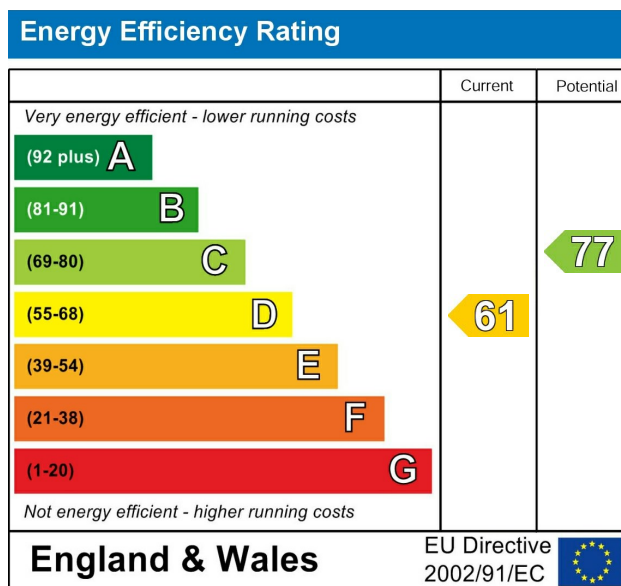
Block-paved drive to fore.

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.



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.