



Hodge Hill Road, Birmingham



Hodge Hill Road, Birmingham, B34 6DT

for sale offers over
£270,000



Property Description

Burchell Edwards are delighted to bring to market this extended three bedroom semi-detached family home, situated in the popular area of Hodge Hill Birmingham (B34),

Making an ideal purchase for couples or growing families alike, looking for spacious accommodation/ living space.

The property in brief comprises an entrance hallway, two reception rooms, a downstairs shower room, breakfast kitchen, three bedroom and a family bathroom.

Upon arrival you will discover ample off-road parking by-way- of a private driveway and to the rear a garage that is situated in the generously sized rear garden, mostly laid to lawn with fenced borders.

Sit within close proximity to many local shops and amenities, with great transport links and a fantastic catchment for both primary and secondary schools. Viewings are essential to gain a sense of the space and accommodation available.

Entrance Hallway

Double glazed window to side elevation, stairs to first floor accommodation and central heating radiator.

Lounge

9' max x 25' 7" (2.74m max x 7.80m)
Double glazed French doors to rear elevation, spotlights, central heating radiator, carpet.

Dining Room

9' 10" ,max into bay x 13' 1" into bay (3.00m ,ax into bay x 3.99m into bay)
Double glazed bay window to front elevation, central heating radiator and carpet.

Kitchen

8' 6" x 10' 2" (2.59m x 3.10m)
Double glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, tiled flooring, tiling to splash prone areas, extractor hood, spotlights, central heating radiator, space and plumbing for washing machine.

Shower Room

Double glazed window to front elevation, W.C, wash hand basin, shower, spotlights, tiling to walls and tiled flooring.

Landing

Loft access via hatch and carpet.

Bedroom One

9' 1" max into recess x 13' (2.77m max into recess x 3.96m)

Double glazed bay window to front elevation, central heating radiator and carpet.

Bedroom Two

9' 9" x 12' 4" (2.97m x 3.76m)

Double glazed window to rear elevation, central heating radiator and carpet.

Bedroom Three

5' 1" x 7' 7" (1.55m x 2.31m)

Double glazed window to front elevation, central heating radiator and carpet.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, panelled bath, heated towel rail, tiling to walls, tiled flooring.

Front Garden

Paved driveway providing off road parking.

Rear Garden

Lawned area, paved area, trees, shrubs and access to garage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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