



Hob Moor Road, Small Heath, Birmingham





Property Description

FIVE BEDROOMS! This property has so much to offer TWO RECEPTION ROOMS as well as a modern kitchen its just perfect for a BIG FAMILY! Close to local shops and transport routes as well as places of worship this jhas to be viewed to be appreciated! CALL NOW 01217421725!

Front Garden

block paved driveway providing off road parking.

Porch

Double glazed door to front elevation and carpet.

Entrance Hallway

Laminate flooring, central heating radiator, stairs leading to first floor accommodation and door off to:

Siting Room

12' max x 16' 2" (3.66m max x 4.93m)
Double glazed window to front elevation, inset gas fire with surround and mantle over and central heating radiator.

Lounge

14' x 15' 4" max (4.27m x 4.67m max)
Double glazed double doors to rear elevation, gas fire with surround and mantle over, central heating radiator, door to storage cupboard and single glazed door into:

Kitchen

12' 11" x 7' 7" (3.94m x 2.31m)
Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink and two drainer units, gas hob, connections for gas cooker with surround and mantle over, tiling to splash prone areas, tiled flooring and single door into:

Utility Room

Double glazed door to rear elevation, space and plumbing for washing machine and door into:

Ground Floor Shower Room

6' 2" x 7' 9" (1.88m x 2.36m)
Double glazed window to side elevation, white suite comprising of W.C, wash hand basin, shower unit, tiled flooring and tiling to splash prone areas.

Rear Garden

Paved patio with fencing to boundaries.

Landing

Central heating radiator, storage cupboard and doors off to:

Bathroom

6' 6" x 7' 4" (1.98m x 2.24m)

Double glazed window to rear elevation, P shaped bath, W.C, wash hand basin, tiled flooring, tiling to splash prone areas and heated towel rail.

Bedroom One

15' 4" into bay x 9' 6" max (4.67m into bay x 2.90m max)

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

Bedroom Two

12' 11" x 9' 5" (3.94m x 2.87m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

7' 5" x 9' 2" (2.26m x 2.79m)

Double glazed window to front elevation and central heating radiator.

Second Landing

Double glazed window to front elevation and doors off to:

Bedroom Four

17' 2" x 8' 6" (5.23m x 2.59m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Five

11' 3" x 12' 9" with restricted head height (3.43m x 3.89m with restricted head height)

Two double glazed window to front elevation

and central heating radiator.









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

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EPC Rating: D

Tenure: Freehold

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