



Arran Road, BIRMINGHAM

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## Property Description

Burchell Edwards are delighted to bring to market this traditional three bedroom semi-detached property, extended to the ground floor and situated in the popular area of Hodge Hill, Birmingham (B34).

Offering off-road parking with a block-paved driveway, an entrance porch, lounge, dining room, breakfast kitchen and a guest WC making this the ideal purchase for growing families. To the first floor there is a family bathroom and three bedrooms creating ample living space.

To the rear you will find a mature garden that has been well maintained mostly laid to lawn, gated rear and side access and houses a garage. The internal is very spacious and may be in need of some modernisation but does carry a beautiful natural light throughout.

Sit among many local amenities, within close proximity of many public transport links and fantastic school catchments.

The loft space is boarded, complete with a velux window and drop down ladders. Additional benefits include gas central heating and double glazing throughout.

We would recommend an early viewing to be essential in order to appreciate the space and accommodation available.

## Entrance Porch

Tiled flooring.

## Entrance Hallway

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

## Lounge

Double glazed window to rear elevation, central heating radiator, laminate flooring.

## Dining Room

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

## Kitchen/ Diner

Double glazed windows to rear and side elevations, double glazed door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob with extractor hood, breakfast bar, plumbing for washing machine, space for appliances, two central heating radiators, tiled flooring and storage cupboard.

## W.C

Double glazed window to side elevation, W.C and laminate flooring.

## Landing

Double glazed window to side elevation, loft access via hatch carpet, central heating radiator and cupboard housing central heating boiler.

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

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

## Bathroom

Double glazed windows to side and rear elevation, W.C, wash hand basin, corner bath with shower over, central heating radiator, vinyl flooring.

## Front Garden

Block paved driveway providing off road parking.

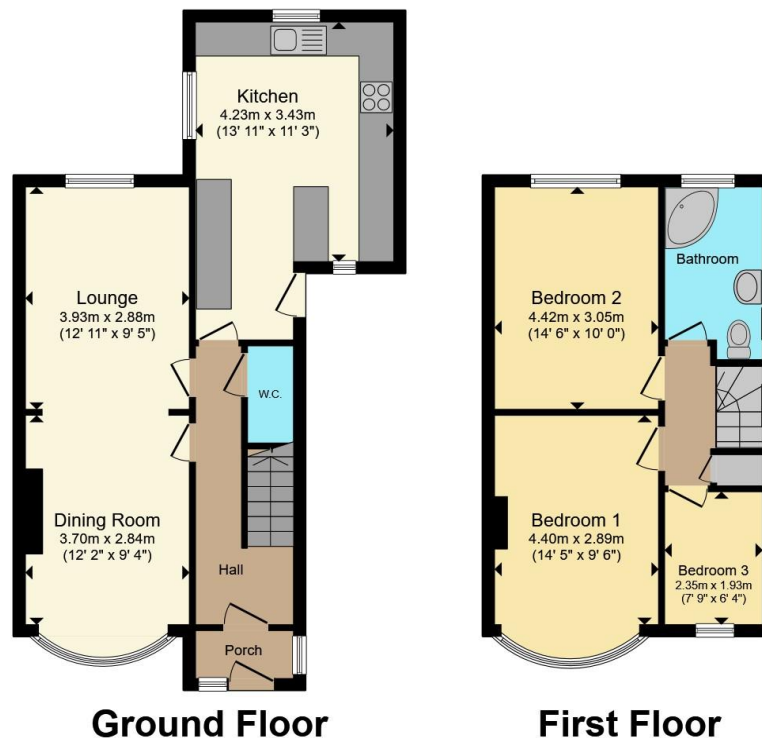
## Rear Garden

Laid to lawn, patio area, plant/ flower borders, shrubs and trees, gated rear access, gated side access, outside tap and fencing to all boundaries.









Total floor area 87.7 m<sup>2</sup> (944 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: C Council Tax Band: C

Tenure: Freehold

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