



**Arran Road, Hodge Hill Birmingham B34 6DD**



**welcome to**

## **Arran Road, Hodge Hill Birmingham**

PUBLIC NOTICE

Shipways Estate Agents are now in receipt of an offer of £250,000 for 71 Arran Road, Hodge Hill, Birmingham, B34 6DD. Anyone wishing to put an offer on the property should contact Shipways Estate Agents, 258 Chester Road, Birmingham, B36 0JE Telephone: 0121 747 4722 prior to exchange.

### **Entrance Porch**

Double Glazing to front and side, tiled floor and door to hallway.

### **Entrance Hall**

Double Glazing to side, ceiling light point, door to under stairs storage and, stairs to first floor

### **Lounge**

11' 9" + bay x 9' 9" ( 3.58m + bay x 2.97m )

Double glazed bay window to front, ceiling light point, coving and archway to reception room 2.

### **Dining Room**

13' 3" x 9' 9" ( 4.04m x 2.97m )

Double glazed bay and door to rear, coving and ceiling light point.

### **Kitchen**

14' 8" x 8' 3" + recess ( 4.47m x 2.51m + recess )

Two double glazed windows to the rear, double glazed rear door to garden, cupboards, drawer and base units, rolltop work surface, stainless steel sink and drainer with a mixer tap, plumbing for washing machine, and two ceiling light points.

### **Landing**

Double glazed window to the side and loft access

### **Bedroom 1**

11' 9" x 9' 9" ( 3.58m x 2.97m )

Double glazed bay window to the front and ceiling light point

### **Bedroom 2**

13' 3" x 10' 1" ( 4.04m x 3.07m )

Double glazed window to the rear and a ceiling light point

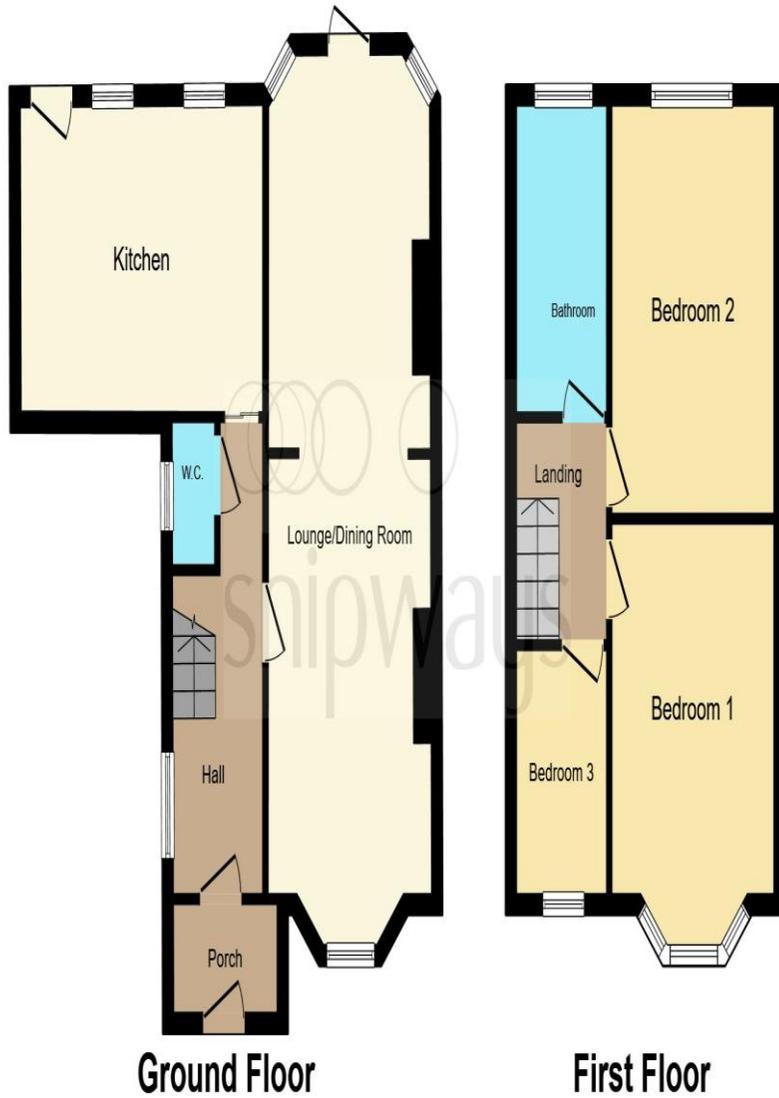
### **Bedroom 3**

7' 9" x 5' 6" ( 2.36m x 1.68m )

Double glazed window to the front and a ceiling light point

### **Bathroom**

Double glazed window to the rear, spotlights, corner bath, low level w.c., pedestal sink, tiled walls and separate shower cubicle



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](http://www.focalagent.com)

**welcome to**  
**Arran Road,**  
**Hodge Hill Birmingham**

- NO CHAIN
- THREE BEDROOMS
- SEMI DETACHED PROPERTY
- TWO RECEPTION ROOM
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£260,000**



**view this property online** [shipways.co.uk/Property/CAB11756](http://shipways.co.uk/Property/CAB11756)



Property Ref:  
CAB11756 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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