

Barratt Last

ESTATE AGENTS

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87 HILLTOP DRIVE, HODGE HILL, B36 8JU
£287,500 FREEHOLD

- Well Extended Freehold Semi-Detached
- Upstairs and Downstairs Wash Rooms
- Three Bedrooms
- Double Glazing
- Two Reception Rooms
- Spacious Fitted Kitchen/Breakfast Room
- Central Heating
- Three Car Driveway To Fore

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Barratt Last Estate Agents is the trading name of Barratt Last Estate Agents Limited, registered in England number 6288672.
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GROUND FLOOR

Enclosed Porch Entrance

Hallway

Laminate floor covering, central heating radiator, cloaks cupboard.

Front Reception Room (currently used as Bedroom 4)

16'5" x 7'6" (5.02 x 2.3)

Double glazed window to fore, central heating radiator.

Extended Lounge

17'2" x 11'10" (5.24 x 3.61)

Central heating radiator, double glazed French doors with matching side window panels to rear.

Extended Fitted Kitchen

21'3" x 8'3" (6.49 x 2.52)

Array of matching fitted base and wall units, 1 and a quarter bowl, single drainer stainless steel sink, matching work surfaces and splashbacks, 'built in' oven and 5 ring gas hob unit, central heating radiator, double glazed window and double glazed door to rear garden, tiled floor covering. Door to :

Shower Room

Fully tiled walls, shower cubicle with fitment and folding glazed screens, wash hand basin with store cupboard beneath, low flush w.c. chrome 'ladder style' central heating radiator, double glazed window.

FIRST FLOOR

Landing

Linen cupboard, loft access.

Bedroom 1

12'11" x 9'9" (3.95 x 2.99)

Double glazed window to rear, central heating radiator.

Bedroom 2

10'9" x 10'0" (3.30 x 3.07)

Central heating radiator, double glazed window to fore.

Bedroom 3

10'4" x 9'0" (3.15 x 2.76)

Double glazed window to rear, central heating radiator.

Bathroom

Shower cubicle with glazed screens and fitment, panelled bath, wash hand basin, low flush wc, fully tiled walls, 'ladder style'; central heating radiator, double glazed window.

Spearate W.C.

Double glazed window.

OUTSIDE

Gardens


Block paved driveway to fore suitable for 3 average size cars and gated side access.

At the rear the garden has patio, lawn and garden shed.

ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would recommend interested parties to have this information verified with a Legal Representative.

Council Tax - Band C - Birmingham City Council.

| Energy Efficiency Rating | | |
|--|-------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

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