

Barratt Last

ESTATE AGENTS

0121 776 5744



62 MILLINGTON ROAD, HODGE HILL, B36 8BW
£249,950 FREEHOLD

- Well Presented Traditional Freehold Semi-detached
- Extended Lounge & Extended Fitted Kitchen
- Downstairs 2nd W.C.
- Garage & Large Rear Garden
- Three Bedrooms (fitted wardrobes in 2)
- Conservatory
- Central Heating & Double Glazing
- No On-going Chain

301-303 Chester Road, Castle Bromwich, Birmingham, B36 0JG Email: sales@barrattlast.co.uk

Barratt Last Estate Agents is the trading name of Barratt Last Estate Agents Limited, registered in England number 6288672.
Registered office: 301-303 Chester Road B36 0JG



GROUND FLOOR

Enclosed Porch Entrance

Double glazed entrance door, side double glazed window panels.

Hallway

Laminate floor covering, central heating radiator, stairs leading off to 1st floor.

2nd Low Flush W.C.

Fully tiled, double glazed window.

Extended Lounge

23'5" x 9'10" (7.16 x 3.01)

Double glazed bay window to fore, central heating radiator, feature coated fireplace, 'coal effect' electric fire, double doors opening to:-

Dining Area

9'6" x 8'5" (2.9 x 2.59)

Central heating radiator, laminate floor covering, double glazed patio doors to:-

Conservatory

10'4" x 7'8" (3.15 x 2.36)

Tiled floor covering, double glazed windows and double glazed doors to rear garden.

Extended, Fitted Kitchen

17'0" x 5'8" (5.19 x 1.73)

Part tiled walls, matching base and wall units, roll edge worksurfaces, single drainer stainless steel sink, 'built-in' oven and 4 ring gas hob unit, cooker hood air extractor fan, central heating radiator, double glazed window.

FIRST FLOOR

Landing

Spindled balustrade, side double glazed window, loft access.

Bedroom 1

13'7" x 9'10" (4.16 x 3.02)

Double glazed bay window to fore, full height fitted wardrobes to one wall, central heating radiator.

Bedroom 2

12'9" x 9'11" (3.89 x 3.04)

Double glazed window to rear, fitted 'his and her' wardrobes with top boxes above, central heating radiator.

Bedroom 3

6'8" x 5'8" (2.05 x 1.74)

Double glazed window to fore, central heating radiator.

Shower Room

6'10" x 5'8" (2.1 x 1.75)

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

OUTSIDE

Side/Rear Garage

Gardens

Predominately paved to fore with 'off road' parking space, shared driveway and gated access to the large south facing rear garden with outside tap, patio, lawn, flower and shrub borders and greenhouse.

ADDITIONAL INFORMATION

Tenure:- The property is Freehold, however we would advise all interested parties to have this information verified by a Legal Representative.

Council Tax - Band B - Birmingham City Council.

** Please note that the property is fitted with a water meter **

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

HOME TO SELL?

If you are selling your home, arrange a Free Valuation today. Call 0121 776 5744.

FIND US ON:

rightmove 
find your happy

ZOOPLA

PrimeLocation.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.