



Kempson Road, Hodge Hill Birmingham B36 8LR

welcome to

Kempson Road, Hodge Hill Birmingham

****TRADITIONAL SEMI-DETACHED PROPERTY**GREAT POTENTIAL FOR EXTENSION AND IMPROVEMENT**PORCH**HALLWAY**THROUGH LOUNGE
DINER**KITCHEN**THREE BEDROOMS**UPSTAIRS BATHROOM**SIDE GARAGE**FRONT AND REAR GARDENS****



Entrance Porch

Double glazing to front and sides, spotlights and tiled floor.

Lounge

23' 3" into Bay x 11' 11" (7.09m into Bay x 3.63m)
Double glazed bay window to front, coving, two radiators, feature fireplace and wooden flooring.

Hallway

Radiator, wall light point, stairs to the first floor and arch to lounge.

Lounge

23' 3" into Bay x 11' 11" (7.09m into Bay x 3.63m)
Double glazed bay window to front, patio doors to rear, coving, two radiators, feature fireplace and wooden flooring.

Kitchen

8' 9" x 8' 8" (2.67m x 2.64m)
Double glazed window to the rear, radiator ceiling light point, base and wall units, pantry, stainless steel sink and drainer, door to side with covered access with doors to garage and garden.

Landing

Loft access, double glazed window to side and ceiling light point.

Bedroom One

13' 4" x 9' 2" (4.06m x 2.79m)
Double glazed bay window to front, radiator, ceiling light point, fitted wardrobe and laminate flooring.

Bedroom Two

12' x 9' (3.66m x 2.74m)
Double glazed window to rear, radiator, fitted wardrobe, ceiling light point and laminate flooring.

Bedroom Three

8' Max x 6' (2.44m Max x 1.83m)
Double glazed window to front, radiator and ceiling light point.

Bathroom

Double glazed window to rear, radiator, ceiling light point, panelled bath with shower over and airing cupboard.

W.C

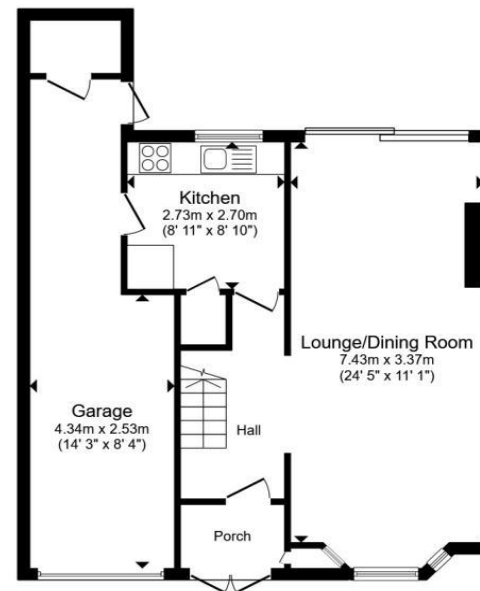
Window to the side, low level W.C, ceiling light point

Garage

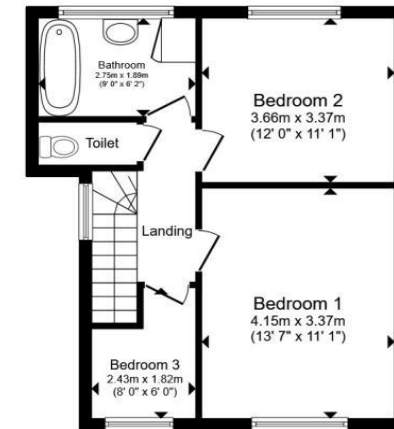
14' 1" x 7' 2" (4.29m x 2.18m)
Double doors to the front, plumbing for washing machine, ceiling light point, wall mounted central heating boiler.

Garden

Patio area, laid mainly to lawn, mature shrubs and trees and enclosed by fencing.



Ground Floor



First Floor

Total floor area 107.7 m² (1,159 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

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Kempson Road, Hodge Hill Birmingham

- TRADITIONAL SEMI DETACHED PROPERTY
- SIDE GARAGE AND DRIVEWAY
- THREE BEDROOMS
- THROUGH LOUNGE DINER
- REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAB111939 - 0005

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