

Barratt Last

ESTATE AGENTS

0121 776 5744



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

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

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

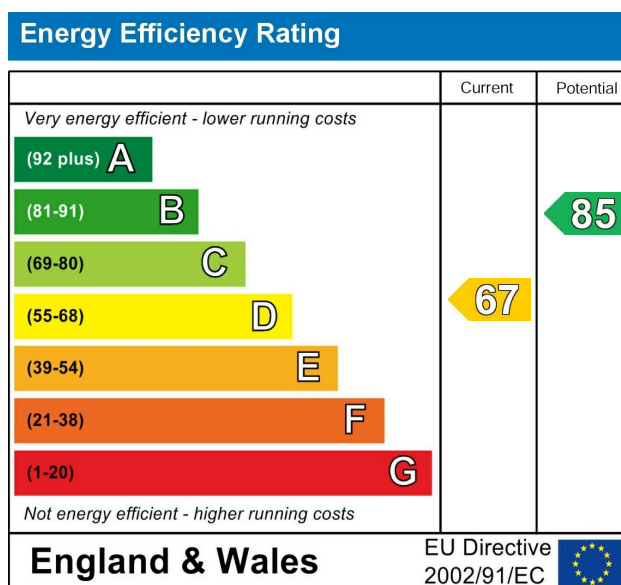
Block paved driveway to fore suitable for 3 average size cars and gated side access.

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



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.