

# Barratt Last

ESTATE AGENTS

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**CHIPPERFIELD ROAD, HODGE HILL, B36 8BL**  
**£240,000 FREEHOLD**

- Traditional Freehold Semi-Detached With Own Driveway To Fore
- Full Width Rear Extension
- Three Bedrooms
- Central Heating
- Double Glazing
- Double Rear Access Gate & Further Drive at Rear
- Well Presented Accommodation
- Internal Viewing Recommended

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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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A well presented Traditional Freehold Semi-detached residence with a full width rear extension which must be viewed internally in order to be fully appreciated. Own private driveway to fore providing 'off road' car parking facility, Enclosed Porch Entrance, Hallway, Through Lounge, Fitted Kitchen and Dining Area, Three Bedrooms, Fully Tiled Bathroom with shower, good size rear garden with double gates and further vehicular access to rear.

## **GROUND FLOOR**

### **Enclosed Porch Entrance**

Double glazed entrance doors, matching side window panels.

### **Hallway**

Double glazed front door, laminate floor covering, central heating radiator, side double glazed window, store cupboards understairs with gas fired central heating boiler and double glazed window.

### **Extended Through Lounge**

27'5" x 10'0" (8.36m x 3.05m)

Double glazed bay window to fore, central heating radiator, 'Adam' style fireplace, 'coal effect' gas fire fitted.

### **Extended Kitchen/Dining Room**

Dining Area : 15'7" max X 8'5"

Laminate floor covering, central heating radiator, double glazed window and door to rear garden.

Kitchen Area : 19'11 X 5'8"

Laminate floor covering, central heating radiator, matching base and wall units, roll edge work surfaces, 1 1/4 bowl single drainer sink, 'built-in' oven and hob unit with cooker hood air extractor fan above, complimentary tiled splashbacks, double glazed window, plumbing for domestic appliances.

**Spindled staircase leading from the Hallway to :**

## **FIRST FLOOR**

### **Landing**

Side double glazed window, loft access.

### **Bedroom 1**

13'8" x 10'0" (4.17m x 3.05m)

Double glazed bay window to fore, central heating radiator, access to boarded loft area with loft ladder and light.

### **Bedroom 2**

12'9 x 10'0" (3.89m x 3.05m)

Double glazed window to rear, fitted wardrobes and chest of drawers, central heating radiator.

### **Bedroom 3**

6'7" x 5'8" (2.01m x 1.73m)

Double glazed window to fore, central heating radiator.

### **Bathroom**

6'11" x 5'7" (2.11m x 1.70m)

Fully tiled walls, tiled floor covering, panelled bath with mixer tap shower attachment, pedestal wash hand basin, low flush w.c., double glazed window, central heating radiator.

## **OUTSIDE**

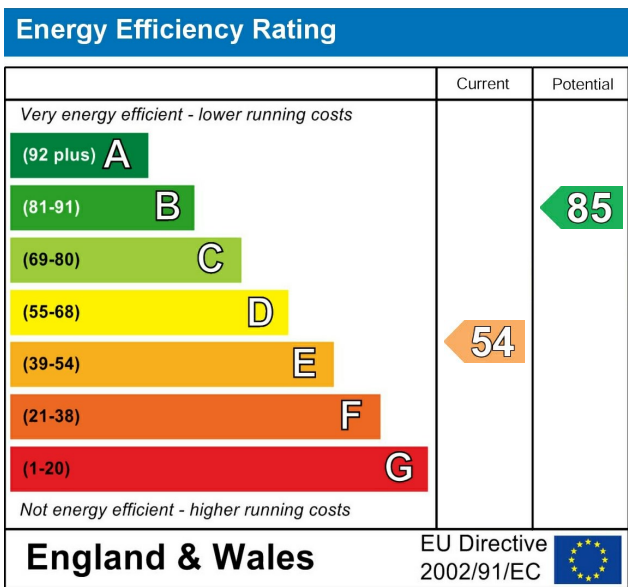
### **Gardens**

The property is set back behind a lawn with shrubs and block-paved driveway providing 'off road' parking. Gated access leads to the good size rear garden with block-paved patio, further parking, lawn, shrubs, garden shed, double rear access gates with further vehicular access.

## **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 B - Birmingham City Council.



### HOME TO SELL?

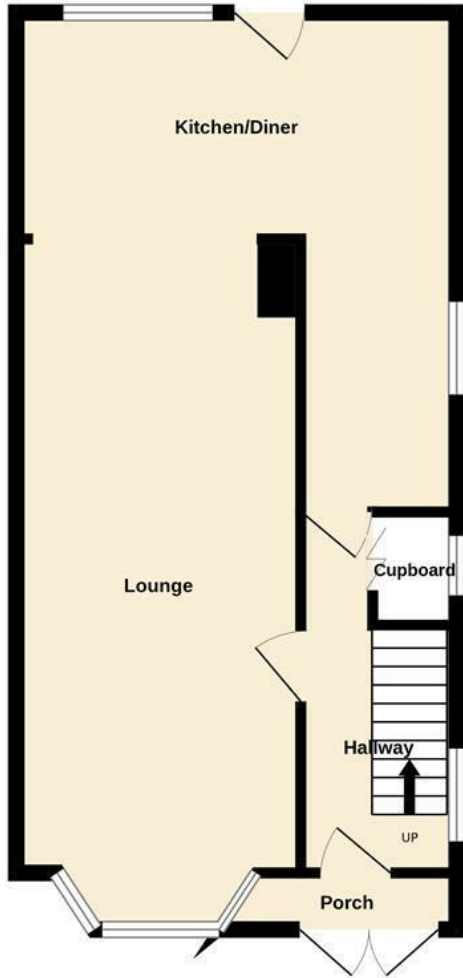
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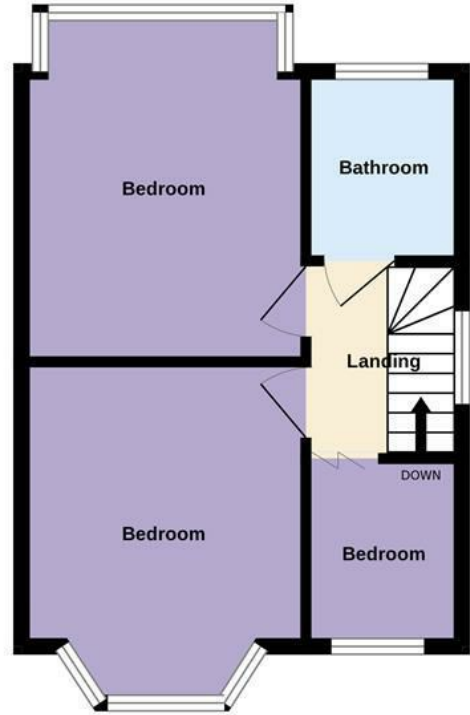


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Ground Floor



1st Floor



44 Chipperfield Road B36 8bl

Measurements are approximate. Not to scale. Illustrative purposes only  
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