

Barratt Last

ESTATE AGENTS

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**23 BERRANDALE ROAD, THE FIRS, HODGE HILL, B36 8PU
£260,000 FREEHOLD**

- Much Improved Freehold End Terrace
- Two Reception Room
- Central Heating & Double Glazing
- Land to Side Providing Scope for Extension/s
- Four Bedrooms
- Laundry Room and 2nd W.C.
- Modern Internal Doors & Fitted Blinds
- 'Off-Road' Parking 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

UPVC double glazed internal and external doors, matching side double glazed window panels.

Hallway

Central heating radiator, recess under stairs with store cupboards.

Second low flush W.C.

Double glazed window with fitted blinds.

Dining Room

10'3" x 10'7" (3.14 x 3.25)

Double glazed bow window with fitted blinds to the fore, central heating radiator.

Lounge

16'6" x 9'7" (5.03 x 2.94)

Central heating radiator, modern fireplace with 'coal effect' fire, double glazed window with fitted blinds to rear.

Fitted Kitchen

12'7" x 8'11" (3.84 x 2.72)

Matching fitted base and wall units, roll edge work surfaces, single drainer stainless steel sink, part tiled walls, central heating radiator, double glazed window, tiled floor covering, double glazed door to rear garden.

Laundry Room

8'7" x 6'0" (2.64 x 1.84)

Fitted base and wall cupboards, roll edge work surfaces, central heating radiator, double glazed door to front.

FIRST FLOOR

Landing

Having spindled balustrade and side handrail leading from downstairs hallway to the landing which has a linen cupboard and loft access.

Bedroom 1

11'9" x 10'5" (3.6 x 3.19)

Double glazed window with fitted blinds to fore, central heating radiator, 'built-in' wardrobes.

Bedroom 2

12'1" x 9'3" (3.7 x 2.82)

Central heating radiator, double glazed window with fitted blinds to fore.

Bedroom 3

11'9" x 9'2" (3.6 x 2.8)

Double glazed window with fitted blinds to rear, central heating radiator.

Bedroom 4

9'0" x 7'8" (2.76 x 2.34)

Central heating radiator, double glazed window with fitted blinds to rear.

Shower Room

5'8" x 5'6" (1.74 x 1.7)

Fully tiled walls, shower cubicle with glazed screen and shower fitment with two heads, pedestal wash hand basin, low flush W.C., central heating radiator, double glazed window with fitted blinds, sunken spot light fittings to ceiling.

OUTSIDE

Gardens

To the fore : block-paved driveway providing 'off-road' car parking facility.

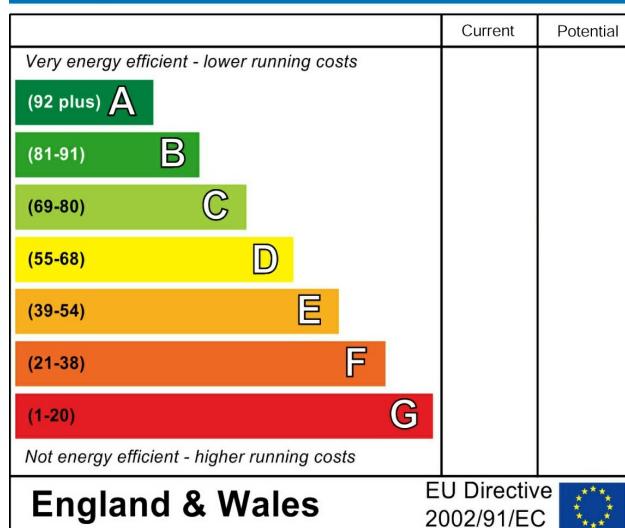
To the side of the property there is a lawned area with shrubs and tradesman's side entrance. There is scope for extension/s (subject to appropriate planning consent). The rear garden has screen fencing, patio and pathway, lawn and two garden sheds.

ADDITIONAL INFORMATION

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

Council Tax - Band B - Birmingham City Council

Energy Efficiency Rating



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