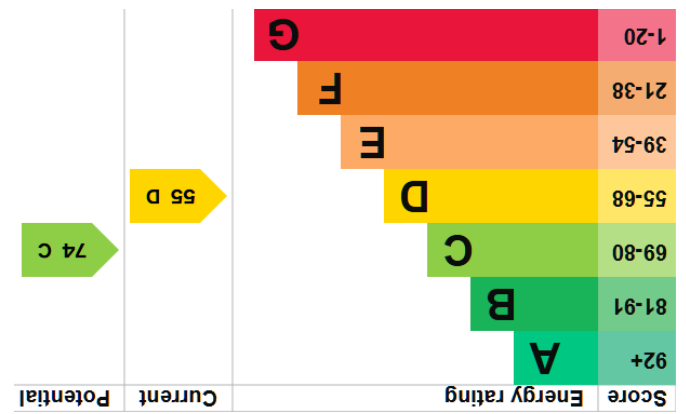


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS**  
**NOT TO SCALE: THIS IS AN APPROXIMATE**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyor.



Castle Bromwich | 0121 241 1100



- EXTENDED THREE DOUBLE BEDROOMS
- KITCHEN WITH UTILITY
- TWO RECEPTION ROOMS
- LOFT ROOM
- DOWNSTAIRS WC
- LANDSCAPED REAR GARDEN



Hodge Hill Road, Birmingham, B34 6DT

£295,000



## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Fabulous opportunity to acquire this extended three bedroom semi detached home, ideal for families looking for that extra space with its block paved driveway for two vehicles, three double bedrooms, two reception rooms, kitchen with utility area, useful store room and downstairs WC, not forgetting the wonderful sanctuary that is the rear garden leading to the separate garage. Do not miss out on the fantastic home, Call Green and Company now to arrange your viewing.

Block paved driveway suitable for two vehicles and approaching porch into:-

HALL With window to side, stairs to first floor, doors to lounge, kitchen and radiator.

LOUNGE 16' 6" into bay x 9' 11" (5.03m x 3.02m) With bay window to front, blinds, feature fireplace with gas fire, ceiling beams and wall lights.

DINING ROOM 14' 2" x 10' max (4.32m x 3.05m) With French doors to rear, ceiling beams, radiator, blinds to French doors.

KITCHEN 21' 8" x 9' (6.6m x 2.74m) Split into two areas with kitchen to front and utility to rear with WC, vinyl wood effect flooring, double oven, wood effect units, five ring gas hob, stainless steel splashback, extractor, splash back tiling, strip light, door to useful store cupboard/pantry with window to front, utility area benefits from sink, radiator, window to side, worktop with space for white goods, door to rear and bifold door into WC.

FIRST FLOOR

LANDING With doors to three bedrooms, bathroom, separate WC, window to side and airing cupboard.

BEDROOM ONE 13' 5" into bay x 10' 1" (4.09m x 3.07m) With bay to front with blind and radiator.

BEDROOM TWO 12' 9" x 10' 4" (3.89m x 3.15m) With window to rear, blinds and radiator, access to loft room which is boarded for useful storage/games room.

BEDROOM THREE 7' 7" x 7' 5" (2.31m x 2.26m) Window to rear, blinds and radiator.

BATHROOM Benefits from window to front, spotlights, heated rail, bath, wash basin, electric shower, vinyl flooring.

WC Has laminate flooring, WC.

GARAGE (Unmeasured) has power for electricity. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Is a nature lovers haven and benefits from a generous patio area, landscaped lawn area, a selection of trees and shrubbery and gates to rear of garden.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice likely available for Three, O2, Vodafone, limited for EE and data likely available for Three, O2, Vodafone, limited for EE  
 Broadband coverage - Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9Mbps.  
 Broadband Type = Superfast Highest available download speed 44Mbps. Highest available



upload speed 10Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.  
 Networks in your area - Openreach, Virgin Media.

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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WANT TO SELL YOUR OWN PROPERTY?  
 CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100

