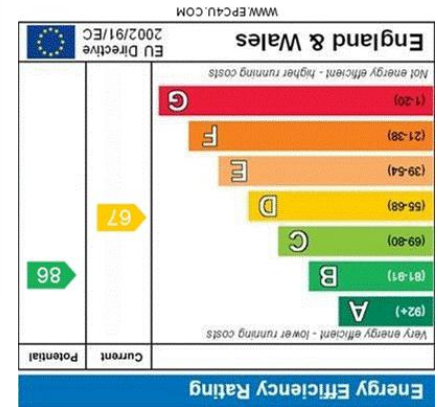


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.



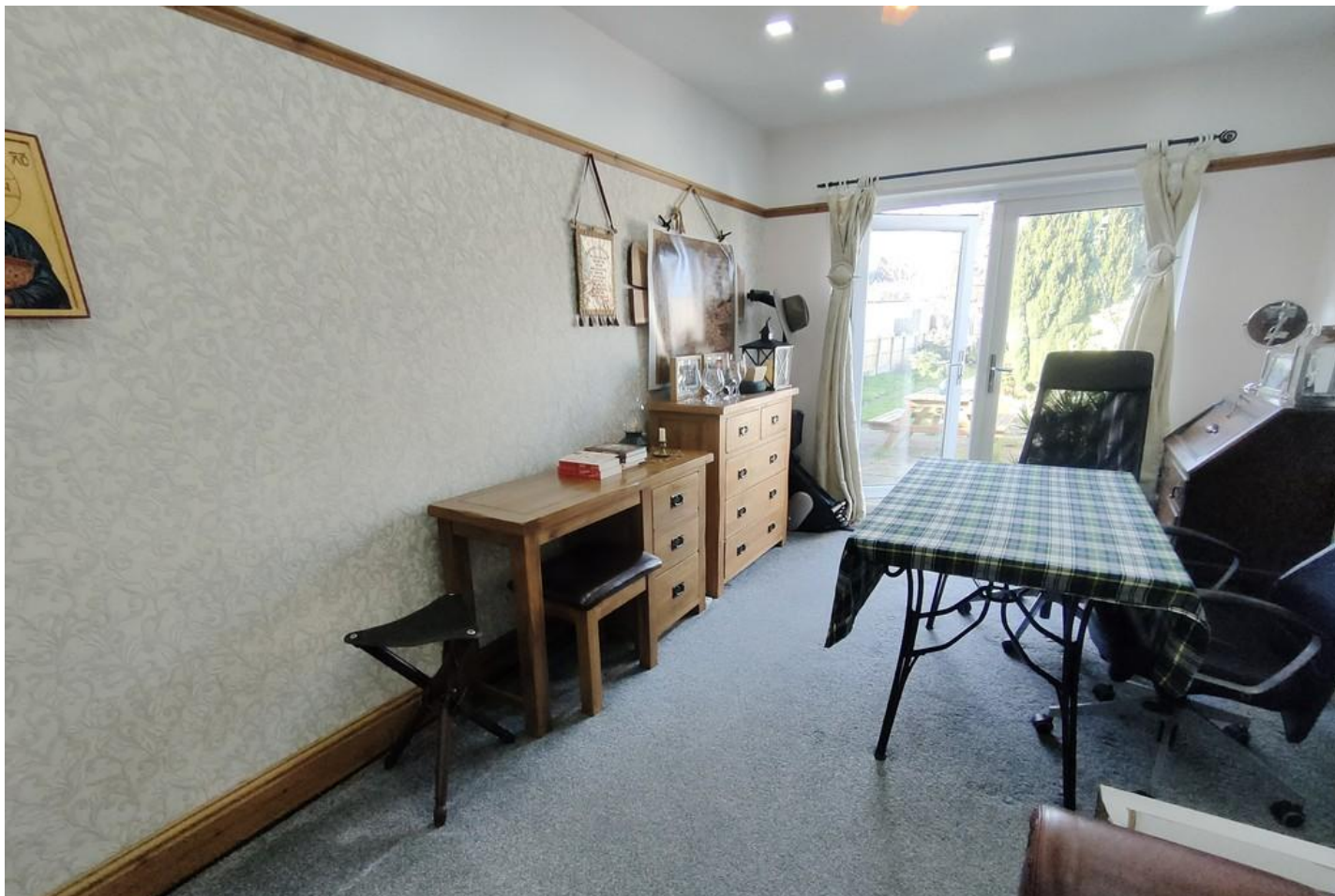
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- EXTENDED THREE BEDROOM HOME
- KITCHEN WITH BREAKFAST AREA
- TWO RECEPTION ROOMS
- DOWNSTAIRS SHOWER ROOM
- IDEAL FAMILY HOME

Hodge Hill Road, Hodge Hill, Birmingham, B34 6DT

£290,000



Property Description

Fabulous opportunity to acquire this extended three bedroom semi detached home, ideal for families looking for that extra space with its paved driveway for two vehicles, three bedrooms, two reception rooms, extended kitchen, downstairs shower room, not forgetting the wonderful spacious rear garden leading to the separate garage. Do not miss out on the fantastic home, call Green and company now to arrange your viewing.

Paved driveway suitable for two vehicles and approaching door into:-

HALL With window to side, stairs to first floor, door to lounge, kitchen, reception room, shower room and radiator.

LOUNGE 25' 9" x 9' 11" (7.85m x 3.02m) With French doors to rear, spotlights, radiator.

RECEPTION ROOM 13' 3" x 10' (4.04m x 3.05m) Bay window to front, radiator.

KITCHEN 16' 3" x 8' 6" (4.95m x 2.59m) Benefiting polished flooring, selection of wall and base units, marble effect worktops, spotlights, space for range cooker, metro style tiling, door and window to rear.

SHOWER ROOM Benefits from tiled walls and floors, mosaic tiling, spotlights, shower cubicle, heated towel rail, window to front, sink and w.c.

FIRST FLOOR With doors to three bedrooms and bathroom.

BEDROOM ONE 10' 11" x 9' 10" (3.33m x 3m) With bay to front, radiator, wood door.

BEDROOM TWO 12' 4" x 9' 10" (3.76m x 3m) With window to rear, radiator, wood door.

BEDROOM THREE 7' 7" x 5' 5" (2.31m x 1.65m) Window to front, radiator, wood door.

BATHROOM Benefits from window to rear, tiled floor and walls, heated towel rail and three piece suite.

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

GARDEN is an expansive size with paved patio area, generous lawn area, selection of trees and shrubbery and garage to rear of garden.

Council Tax Band C - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data likely available for O2 and Vodafone, limited for EE and Three.

Broadband coverage - Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 40 Mbps. Highest available upload speed 7 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

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?

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