

Barratt Last

ESTATE AGENTS

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14 STECHFORD ROAD, HODGE HILL, B34 6BG
FREEHOLD

£270,000

- Well Presented Freehold Semi-Detached
- Lounge and Dining Room
- Bathroom with Shower Cubicle
- Good Size Rear Garden

- Three Bedrooms
- Kitchen
- Gas Central Heating
- Off Road Parking

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Barratt Last Estate Agents is the trading name of Barratt Last (Estate Agents) Limited, registered in England number 6288672.
Registered office: 11 Aldergate, Tamworth, Staffordshire B79 7DL.
A list of Directors is available for inspection at registered office.



A well presented Three Bedroomed Freehold Traditional style Semi-Detached property with 'off road parking' to fore, and benefitting from gas central heating, part double glazing, security alarm, Enclosed Porch Entrance, Hall, Lounge and Dining Room, Kitchen, Bathroom with Separate Shower Cubicle, Separate WC and good size rear garden.

GROUND FLOOR

Enclosed Porch Entrance

Double opening UPVC double glazed entrance doors and matching sidelights.

Hall

Gas central heating radiator, window to side, understairs store cupboard off, stairs rising to the first floor.

Dining Room

13' 5" (max) x 13' 2"

Bay window to fore, timber feature fire surround with marble inlay and hearth incorporating a 'Living Flame' coal effect gas fire, central heating radiator, arch to:-

Lounge

12' 4" x 11' 11"

Feature timber fire surround with marble inlay and hearth incorporating a 'Living Flame' coal effect gas fire, central heating radiator, coving to ceiling, double glazed sliding patio doors to the rear garden.

Kitchen

12' 3" x 7' 5"

Range of fitted base and wall units with work surfaces over, 1 1/4 bowl single drainer sink unit, central heating radiator, cupboard off housing the wall mounted 'Baxi' combination gas fired central heating boiler, UPVC panelled and double glazed door to rear garden and UPVC double glazed window.

FIRST FLOOR

Landing

Window to side, access to loft.

Bedroom 1

12' 5" x 12' 0"

Two UPVC double glazed windows to rear, central heating radiator, fitted wardrobes and storage.

Bedroom 2

10' 2" x 11' 4"

Secondary glazed window to fore, central heating radiator.

Bedroom 3

8' 3" x 7' 4"

Secondary glazed window to fore, central heating radiator.

Bathroom

Fully tiled walls, panelled bath, vanity unit with inset wash hand basin, separate glazed shower cubicle with 'Triton' shower fitment, UPVC double glazed window to rear, central heating radiator.

Separate WC

Fully tiled walls, low flush WC, UPVC double glazed window.

OUTSIDE

Gardens

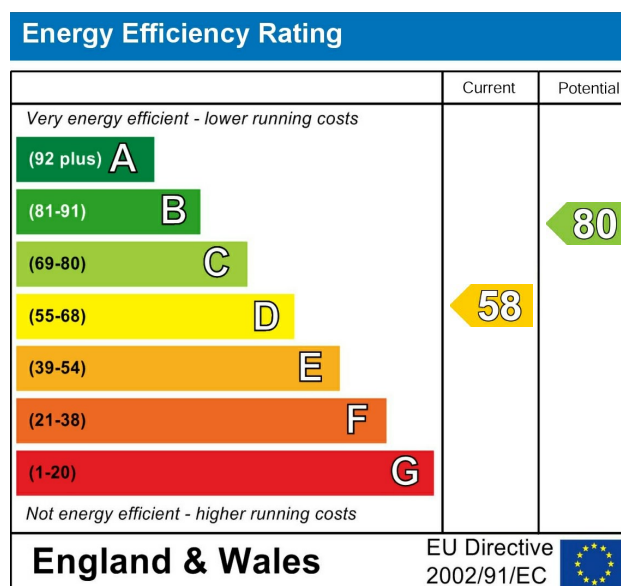
The property is set behind a brick paved drive providing 'off road' parking.

At the rear a lovely garden approximately 150ft in length with gated side entrance, patio, timber shed, steps down to lawn, shrubs and flowering borders and a vegetable plot.

ADDITIONAL INFORMATION

Tenure - We are advised that the property is Freehold, however this information should be verified with a legal representative.

Council Tax - Band B - Birmingham City Council.



HOME TO SELL?

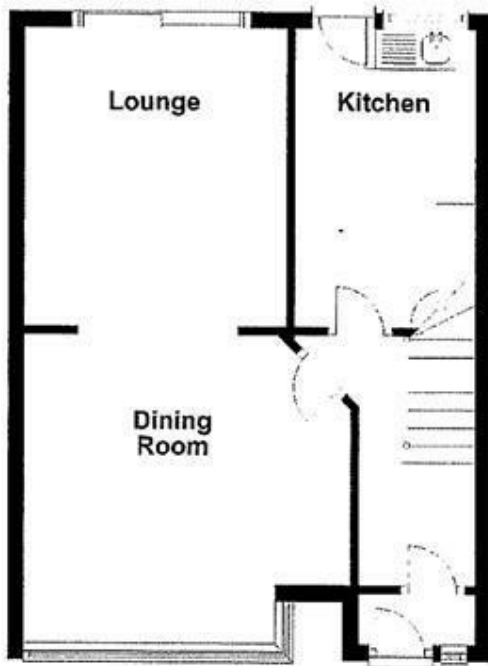
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Floorplans

14 Stechford Road, -jpg

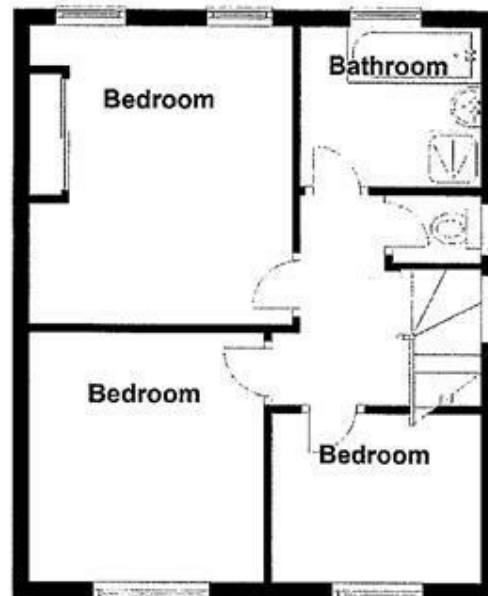
Ground Floor

Approx. 42.7 sq. metres (459.6 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.2 sq. feet)



Total area: approx. 82.0 sq. metres (882.8 sq. feet)