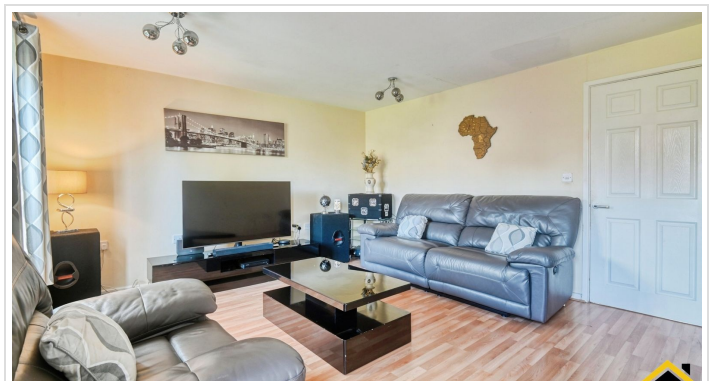
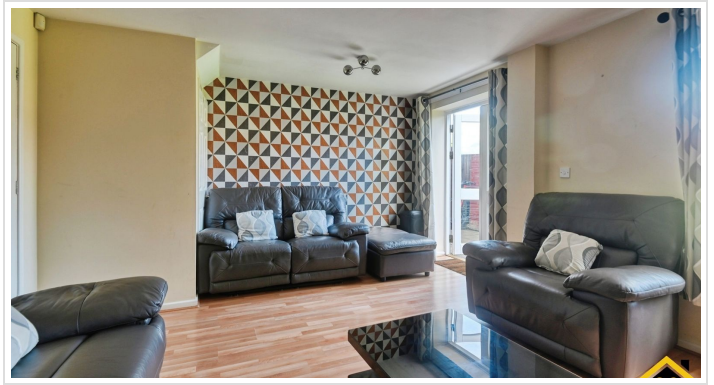


3 Bed End Of Terrace In Teesdale Avenue Hodge Hill, Birmingham, B34 6JG

£135,000





SHORT DESCRIPTION

Property Ref: 17338 Attractive Three Bedroom End of Terrace Home in Hodge Hill. Located in the popular Hodge Hill area of Birmingham, this well-positioned three-bedroom end-of-terrace house offers well-proportioned accommodation arranged over two floors, making it an ideal home for families, first-time buyers or investors. The property benefits from off-street parking, a private rear garden and gas central heating, while being conveniently connected to all main services. On the ground floor, the property comprises a welcoming entrance hall, a spacious reception room providing a comfortable area for relaxing and entertaining, a fitted kitchen and a separate WC. The first floor offers three bedrooms along with a family bathroom, providing practical accommodation for a growing family. Externally, the property benefits from off-street parking and a rear garden, offering useful outdoor space for gardening, entertaining or family use. The house is traditionally constructed with cavity brick walls finished with pointed brickwork, a pitched roof with concrete tile coverings and suspended concrete floors. The property also features uPVC double-glazed windows and gas-fired central heating, with hot water circulated to traditional radiators throughout the home. Accommodation Ground Floor Entrance Hall Reception Room Kitchen Separate WC First Floor Three Bedrooms Family Bathroom Outside Off-street parking Rear garden End of terrace position Services and Heating The property is connected to mains electricity, gas, water and drainage. Central heating is provided by a gas-fired boiler supplying hot water to traditional radiators. An excellent opportunity to acquire a well-located three-bedroom family home in Hodge Hill, offering practical living accommodation together with valuable outside space and parking. Property Type: End of Terrace Full selling price: £270000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 50% Share price: £135000.00 Monthly rent based on 50% share: £321.89 Remaining lease (in years): 78 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £426.24 Council tax band: C EPC rating: C Measurement: Bedrooms, Bathrooms and Living room Possession of the property: Occupied

3

Bed Room(s)

1

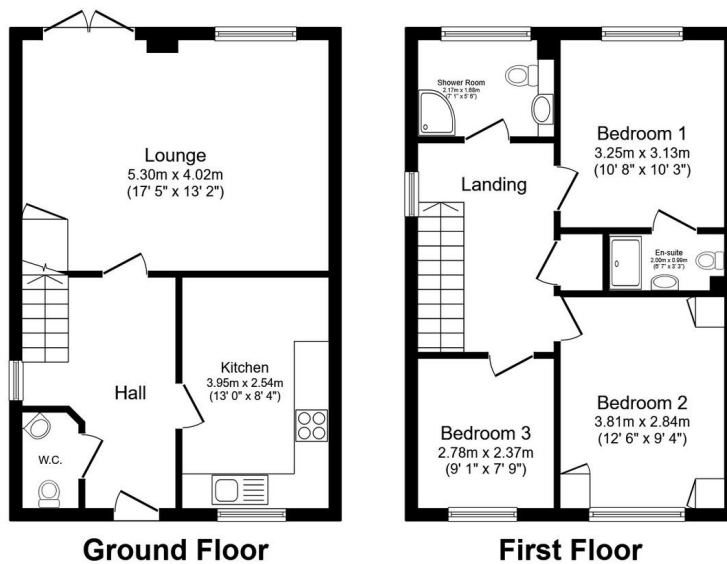
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 85.9 sq.m. (924 sq.ft.) approx

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

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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