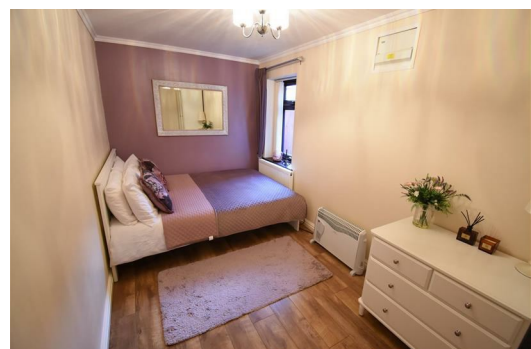
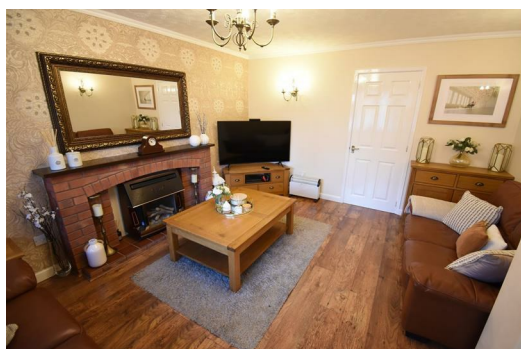




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
0121-784 6660
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5 Johnson Close, Hodge Hill, Birmingham B8 2RF

Asking price £350,000

REDUCED ... A very well maintained and expensively much improved freehold 3/4 bedroom detached family residence benefiting from a garage conversion into either a 3rd reception room or 4th bedroom.

The property also benefits from the installation of gas fired central heating, UPVC double glazing and off road parking space to the front.



Johnson Close is located off Ashby Close which in turn leads off Old Bromford Lane (off the main Bromford Lane).

The property well stands back

The property well stands back from the roadway behind a neat lawned foregarden with full length tarmacadum vehicular driveway that provides off road parking space to the front.

The property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof with full height bay to the front elevation.

The property benefits from a 3rd reception room/4th bedroom which formerly was an integral garage.

The house is immaculately maintained and decorated throughout.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

LARGE PORCH ENTRANCE

With ceramic tiled floor. UPVC double glazed windows and double doors.

COMPOSITE FRONT DOOR LEADING TO RECEPTION HALL

With central heating radiator and laminated flooring (which runs through the ground floor of the property).

CONVERTED INTEGRAL GARAGE NOW SITTING ROOM/BEDROOM

15'2 x 7'5 (4.62m x 2.26m)

Matching laminated flooring, UPVC double glazed window, single panel central heating radiator.

ATTRACTIVE LOUNGE (FRONT)

14'8 x 12'3 (4.47m x 3.73m)

Matching laminated flooring, brick built fireplace with quarry tiled hearth and fitted gas fire. UPVC double glazed bow window, single panel central heating radiator.

DINING ROOM (REAR)

12'6 x 9'9 (3.81m x 2.97m)

Laminated flooring, twin panel central heating radiator, UPVC double glazed sliding patio doors.

KITCHEN (REAR)

11'10 x 7'9 (3.61m x 2.36m)

Matching laminated flooring, single drainer twin bowl sink unit with mixer taps, 2 double door, 2 single door and a 3 drawer base unit with rounded edge work surface over. 2 double door and a single door wall unit, 4 ring gas hob with oven below and stainless steel chimney over. Single panel central heating radiator, UPVC double glazed window. Full height pantry with shelving.

UTILITY AREA

6'7 x 6'3 (2.01m x 1.91m)

Laminated flooring, plumbing for automatic washing machine, gas fired central heating boiler, UPVC double glazed door and window. Single panel central heating radiator, access to

SEPARATE CLOAKROOM

Matching laminated flooring, low flush w.c. wash hand basin,

single panel central heating radiator, UPVC double glazed window.

ON THE FIRST FLOOR

LANDING

Linen and storage cupboard. Loft access.

MASTER BEDROOM 1 (FRONT)

14'6 x 12'5 (4.42m x 3.78m)

2 UPVC double glazed windows, large single panel central heating radiator, mirror fronted enclosed double door sliding wardrobes, centre and 2 single wall light points.

OFF IS AN EN-SUITE SHOWER ROOM

7'5 max x 6'3 (2.26m max x 1.91m)

Tiled shower cubicle, pedestal wash hand basin, low flush w.c. single panel central heating radiator, UPVC double glazed window.

BEDROOM 2 (FRONT)

12'9 max x 7'8 (3.89m max x 2.34m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 3 (REAR)

13'1 x 10'3 max 8'1 (min) (3.99m x 3.12m max 2.46m (min))

2 UPVC double glazed windows, single panel central heating radiator.

MODERN TILED BATHROOM (REAR)

10'4 x 5'5 (3.15m x 1.65m)

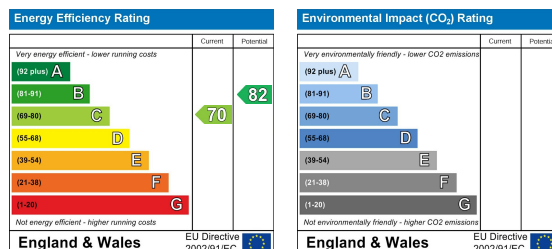
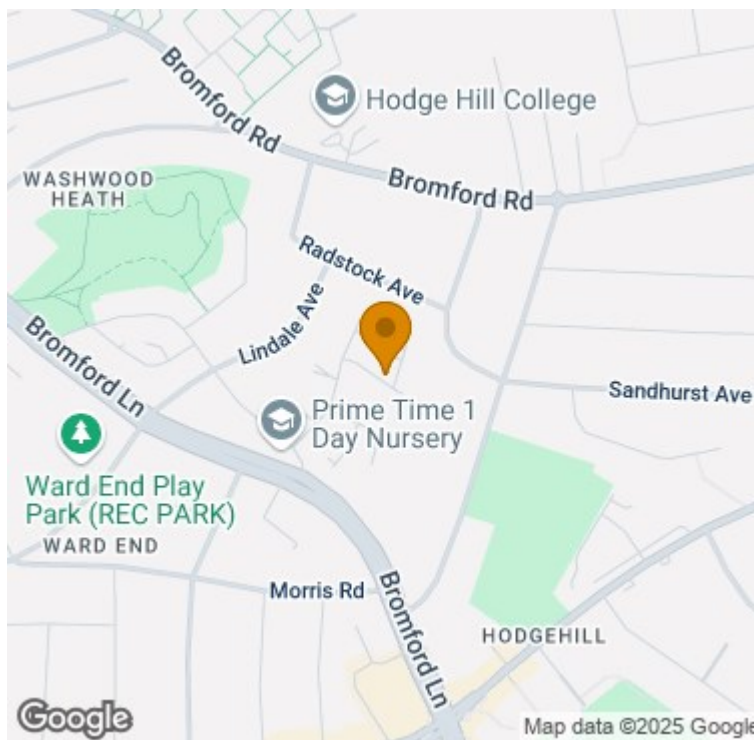
Expensively tiled walls, panelled in bath with shower attachment over. Pedestal wash hand basin, low flush w.c. single panel central heating radiator, UPVC double glazed window.

OUTSIDE

Paved patio. Timber garden store. Lawned rear garden with fenced borders.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band D Council Tax Payable Per Annum £2,083.76 Year 2024/25



TENURE: We are advised that the property is Freehold, however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

SERVICES: Mains drainage, gas, electricity and water are connected together with gas fired central heating and telephone, subject to BT/ Cable Regulations

VIEWING: By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill)

PROPERTY MISDESCRIPTION ACT: The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.



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