



**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

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## **48 Fairholme Road, Hodge Hill, Birmingham B36 8HP**

### **Price £295,500**

A much extended, freehold, 3 (double) bedroom semi, with large extensions, including a 2 storey extension providing an enlarged bedroom 3 (rear).

Extended ground floor bathroom, together with first floor bathroom. Extended and refitted breakfast kitchen, gas fired central heating, UPVC double glazing and off road parking space to the front.



Fairholme Road is located in between Bromford Lane and Bromford Road Hodge Hill.

The property is set back from the roadway with a blocked paved driveway approach.

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

As previously mentioned a substantial single storey brick built extension exists to the rear with first floor extension providing an enlarged 3rd bedroom.

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### PORCH ENTRANCE

With UPVC double door entrance.

#### RECEPTION HALL

Single panel central heating radiator, understairs storage cupboard.

#### OFF THE HALLWAY IS THE SPACE OF THE FORMER KITCHEN

6'9 x 5'7 (2.06m x 1.70m)

UPVC double glazed window, gas fired central heating boiler.

#### OFF IS AN EXTENDED GROUND FLOOR SHOWER ROOM

6'10 x 5'11 (2.08m x 1.80m)

Ceramic tiled floor and walls. Modern shower cubicle with shower fitment. Vanity wash hand basin, low flush w.c. heated towel rail, UPVC double glazed 2window.

#### SPACIOUS THROUGH LOUNGE

31'2 into bay x 9'10 (9.50m into bay x 3.00m)

UPVC double glazed bay window, large twin panel central heating radiator, spotlights.

#### EXTENDED DINING KITCHEN (REAR)

15'0 x 10'4 (4.57m x 3.15m)

Single drainer stainless steel sink unit with mixer taps. 2 double door, 4 single door and a 3 drawer base unit all with work surface over. 3 double door and 5 single door wall units. Plumbing for automatic washing machine. 4 ring gas hob with oven below. Twin panel central heating radiator. UPVC double glazed door and windows. Spotlights.

### STAIRCASE TO FIRST FLOOR

#### LANDING

UPVC double glazed window. Loft access.

#### BEDROOM 1 (FRONT)

13' 2" x 9' 11" (3.96m 0.61m x 2.74m 3.35m)

UPVC double glazed bay window, single panel central heating radiator.

#### BEDROOM 2 (REAR)

12'6 x 9'11 (3.81m x 3.02m)

UPVC double glazed window, single panel central heating radiator.

#### EXTENDED BEDROOM 3 (REAR)

14' 4" x 5' 6" (4.27m 1.22m x 1.52m 1.83m)

UPVC double glazed window, single panel central heating radiator.

#### BATHROOM (FRONT)

6' 1" x 5' 7" (1.83m 0.30m x 1.52m 2.13m)

Fully tiled with corner shower cubicle and thermostatic shower, WC, sink, UPVC double glazed window and towel rail.

### OUTSIDE

Shared vehicular driveway.

Rear garden.

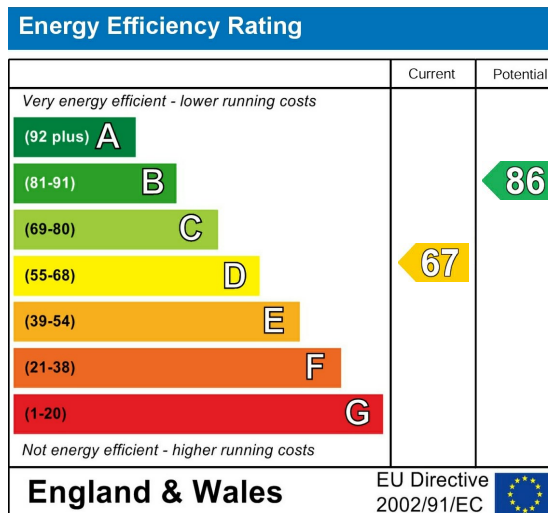
### COUNCIL TAX

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,739.89 Year 2025/26.









**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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