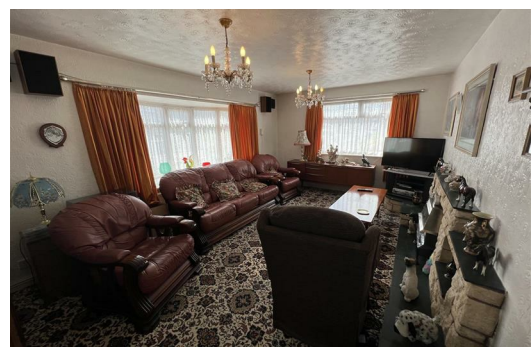




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
0121-784 6660
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55 Hilltop Drive, Hodge Hill, Birmingham B36 8JT

Price £320,000

A freehold, 3 double bed roomed detached bungalow with 1 reception, kitchen, gas central heating and UPVC double glazing, sun room, bathroom with WC, large rear garden, separate garage. FLOOR PLAN NOW AVAILABLE.

The property also has solar panels fitted which are currently owned by our Vendor Client.

NO UPWARD CHAIN.



Hilltop Drive is located off Standlake Avenue which in turn leads off Collingbourne Avenue (off Bromford Road).

The detached bungalow is set back from the roadway behind paved foregarden, with separate vehicular driveway approach that provides off road parking space to the front as well as access to a separate side garage.

The bungalow is built of traditional single storey brick construction and is surmounted by a pitched tiled roof. The property also has solar panels fitted which are currently owned by our client.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES:

UPVC FRONT DOOR ENTRANCE TO PORCH

SPACIOUS RECEPTION HALL

A large spacious hallway with double panel central heating radiator,

LOUNGE (Front)

18'1 x 12' 0 (5.51m x 3.66m 0.00m)

UPVC bay window, UPVC side window, twin panel central heating radiator, gas fire with surround.

KITCHEN

15'3 x 10' 1 (4.65m x 3.05m 0.30m)

Double drainer with stainless steel sink unit and mixer taps, a range of drawer, base and wall units, plumbing for automatic washing machine, gas hob, separate gas oven. UPVC window. UPVC door.

BEDROOM 1 (Front)

12'4 x 11'1 (3.76m x 3.38m)

UPVC double glazed window, twin panel central heating radiator, fitted wardrobes.

BEDROOM 2 (Rear)

10'7 x 11'10 (3.23m x 3.61m)

UPVC double glazed window, single panel central heating radiator, fitted wardrobes.

BEDROOM 3 (Rear)

9' 11 x 10 '0 (2.74m 3.35m x 3.05m '0.00m)

UPVC double glazed window, single panel central heating radiator.

BATHROOM

Shower cubicle, wash hand basin, built in low flush w.c. UPVC double glazed window.

SUN ROOM

8'5 x 6'3 (2.57m x 1.91m)

TOILET

Low flush WC

OUTSIDE

LARGE REAR GARDEN

Being mainly paved with timber garden shed and additional land to the side of the bungalow.

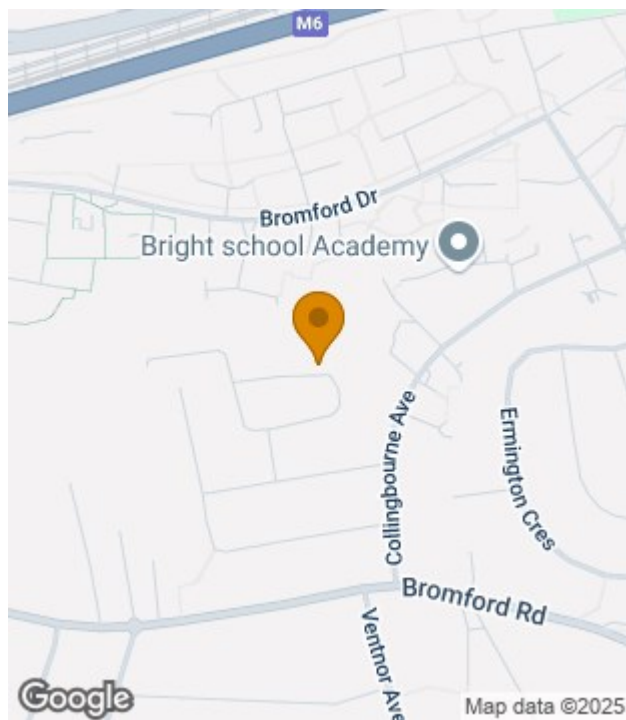
GARAGE

Having up and over door.

COUNCIL TAX

This Property falls into Birmingham Council Tax Band D Council Tax Payable Per Annum £1808.26 Year 2022/23.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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