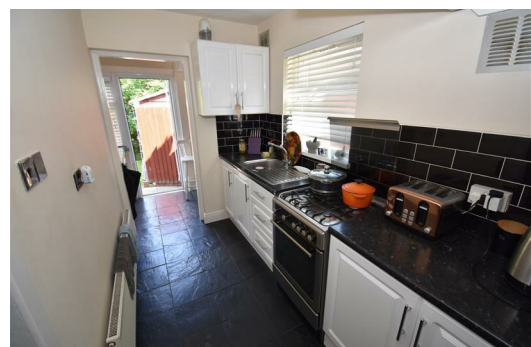
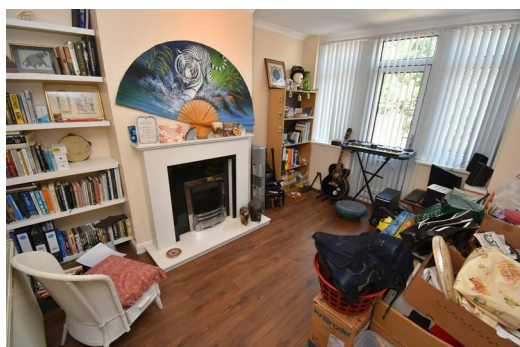




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

**HODGE HILL**  
0121-784 6660  
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## 59 Oakdale Road, Hodge Hill, Birmingham B36 8AU

### Price £240,000

An extended, freehold, 3 bedroom semi detached family residence benefiting from a slightly extended kitchen (rear), the installation of gas fired central heating, UPVC double glazing with off road parking space to the front and a shared driveway leading to a timber rear in line garage. Approximate total area of the property is 841 ft sq or 78.1 m sq.



Oakdale Road is located off Ermington Crescent which in turn leads off Chipperfield Road.

The property stands back from the roadway behind a paved foregarden/vehicular driveway that provides off road parking space for multiple vehicles.

In turn 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.

## **THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES**

### **ON THE GROUND FLOOR**

#### **COMPOSITE FRONT DOOR LEADING TO**

##### **RECEPTION HALL**

Twin panel central heating radiator, UPVC double glazed window.

##### **SITTING ROOM (FRONT)**

12'5 x 9'6 (3.78m x 2.90m)

Laminated flooring, UPVC double glazed window, twin panel central heating radiator.

##### **LOUNGE (REAR)**

11'9 x 9'6 (3.58m x 2.90m)

Marble feature fireplace with fitted gas fire, matching laminated floor, single panel central heating radiator, UPVC double glazed windows and door to outside.

##### **EXTENDED KITCHEN (REAR)**

9'7 x 6'5 (2.92m x 1.96m)

Single drainer stainless steel sink unit with mixer taps. Double door, 2 single door and a 3 drawer base unit with work surface over. Double door wall unit, gas cooker point, plumbing for automatic washing machine, UPVC double glazed window, single panel central heating radiator, ceramic tiled floor.

##### **SMALL EXTENDED UTILITY**

6'9 x 3'10 (2.06m x 1.17m)

Matching ceramic tiled floor, double door and single door base unit, UPVC double glazed door and window.

### **ON THE FIRST FLOOR**

#### **LANDING**

Laminated flooring, UPV double glazed window.

##### **BEDROOM 1 (FRONT)**

13' x 9'7 (3.96m x 2.92m)

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

##### **BEDROOM 2 (REAR)**

12'2 x 9'7 (3.71m x 2.92m)

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

##### **BEDROOM 3 (FRONT)**

6'5 x 5'3 (1.96m x 1.60m)

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

##### **TILED BATHROOM (REAR)**

6'9 x 5'1 (2.06m x 1.55m)

Panelled in bath with modern shower fitment over, vanity wash hand basin, low flush wc, heated towel rail, UPVC double glazed window.

Airing cupboard housing the gas fired central heating boiler.

#### **SEPARATE TRADESMAN'S SIDE ENTRANCE**

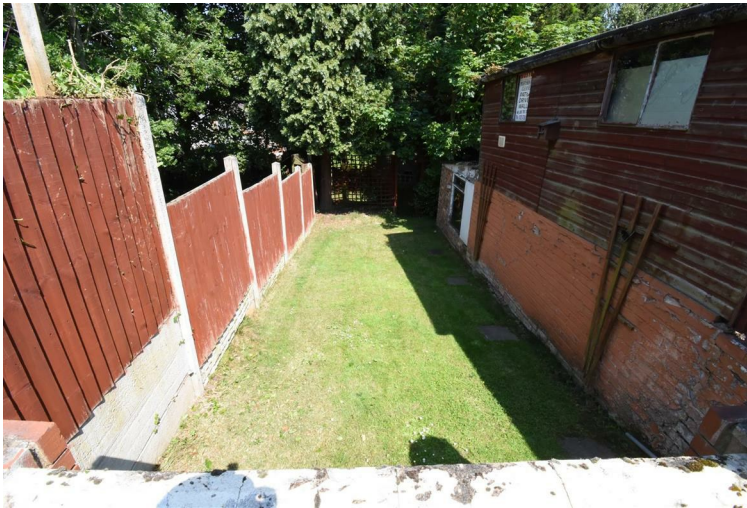
Paved patio, steps down to lawned rear garden.

Rear in line garage.

#### **COUNCIL TAX BAND:**

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,739.44 Year 2025/26.

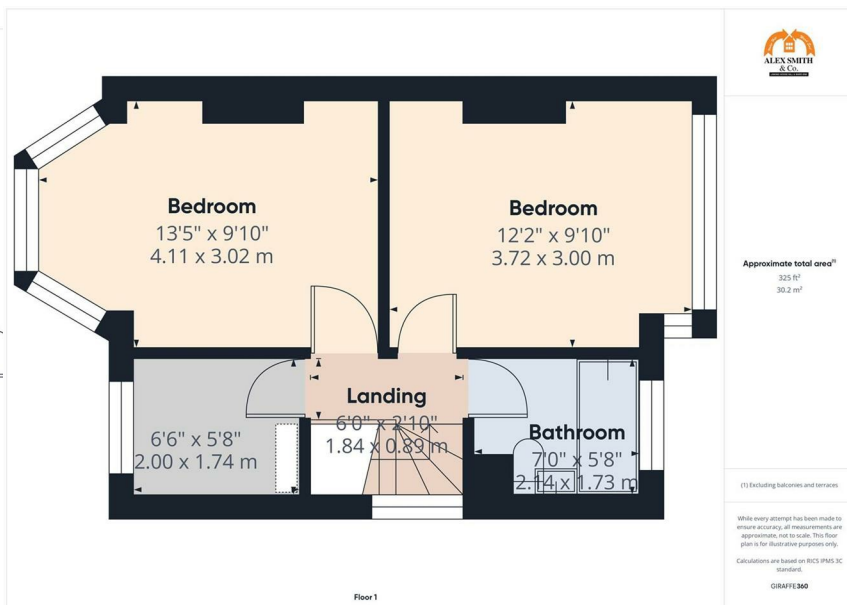
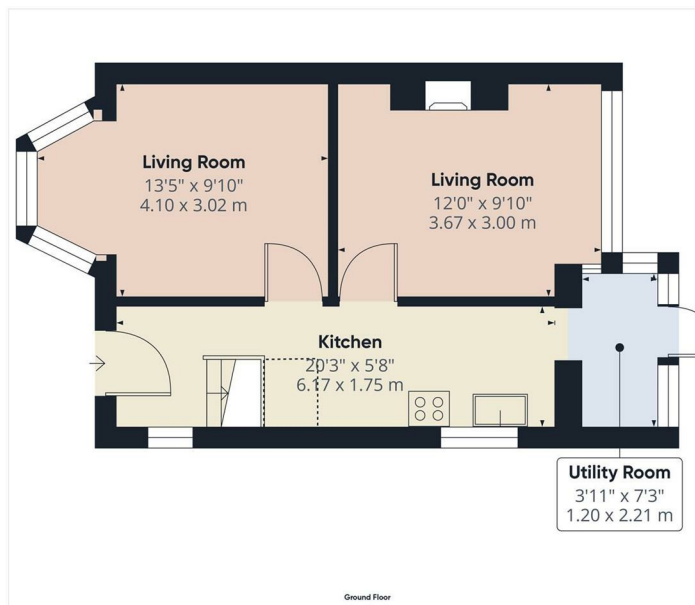








| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) <b>A</b>                          |         |                                                                                                             |
| (81-91) <b>B</b>                            |         |                                                                                                             |
| (69-80) <b>C</b>                            |         |                                                                                                             |
| (55-68) <b>D</b>                            |         |                                                                                                             |
| (39-54) <b>E</b>                            |         |                                                                                                             |
| (21-38) <b>F</b>                            |         |                                                                                                             |
| (1-20) <b>G</b>                             |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| <b>England &amp; Wales</b>                  |         | 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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