



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
0121-784 6660
sales@alex-smith.co.uk
www.alex-smith.co.uk



96 Brockhurst Road, Hodge Hill, Birmingham B36 8JE

Price £400,000

REDUCED BY £50,000 MUST BE VIEWED.

A much extended and most spacious freehold 4 bedroom (plus large loft conversion with separate staircase access) semi detached house with gas central heating, Upvc double glazing and off road parking to the front with large lawned rear garden.



Brockhurst Road is located in between Bromford Road and Bromford Lane and within easy walking distance of both the Fox and Goose shopping centre and schools of all ages (located on Bromford Road)

The property stands back from the roadway behind a neat fore-garden with block paved vehicular drive that provides off road parking for multiple vehicles.

In turn, 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.

A purpose built staircase is located off the main landing to a loft conversion / Bedroom 5 - Please note: There isn't planning permission or building regulation approval for the loft conversion to be classed as a permanent bedroom. This property has been valued as a four bedroom family home with loft for storage.

A large lawned rear garden exists at the rear.

The accommodation comprises.

Porch Entrance

Ceramic tiled floor, Hard Wood effect Upvc double glazed sliding patio doors and windows, Upvc double glazed front door to;

Internally Extended Reception Hall

10'6. x. 10'1 (3.20m. x. 3.07m)

Hard Wood flooring, single panel central heating radiator, Upvc double glazed window.

Sitting Room (front)

15'10 into bay x. 10'8 (4.83m into bay x. 3.25m)

Hard Wood effect Upvc double glazed bay window, single panel central heating radiator, marble hearth and fire surround, the chimney breast has been removed.

Extended Feature Lounge (rear)

25'8. x. 13'6 (7.82m. x. 4.11m)

A stunning, extended, reception room with expensive Upvc domed and glazed ceiling bring additional natural light into the whole room.

Hard Wood effect Upvc double glazed double doors and windows, 2 x single panel central heating radiators,

Dining Room (front)

16'1. x. 6'9 (4.90m. x. 2.06m)

Previously the side garage and now converted into this 3rd reception room.

Hard Wood effect Upvc double glazed bow window, single panel central heating radiator.

Extended and Re-Fitted Breakfast Kitchen (rear)

15'8. x. 9'1 (4.78m. x. 2.77m)

Ceramic tiled floor. Large double sink unit with stainless steel draining board. Extensive range of built in wall, base and display kitchen units.

Large four door full height storage unit concealing 2 single fridges and 2 built in freezers. Plumbing for automatic washing machine, gas point for range, Hard Wood effect Upvc double glazed window.

Lobby / Rear Porch

Ceramic tiled floor, large full height linen and storage cupboard housing the Valiant gas fired central heating boiler.

Extended Ground Floor Family Shower Room

12'6. x. 6'1 (3.81m. x. 1.85m)

Large, double, shower cubicle, wash hand basin, low flush WC, ceramic tiled floor, Hard Wood effect Upvc double glazed window, heated towel rail.

On The First Floor

Landing

Internally extended landing incorporating part of the original first bedroom in order to provide a purpose built landing and staircase to the loft area.

Bedroom 1 (rear)

16'6. x. 8'5 (5.03m. x. 2.57m)

Hard Wood effect, Upvc double glazed window, single panel central heating radiator.

Bedroom 2 (front)

14'1 into bay. x. 8'5 (4.29m into bay. x. 2.57m)

Hard Wood effect, Upvc double glazed bay window, single panel central heating radiator.

Bedroom 3 (front)

10'1 into bay. x. 7'3 (3.07m into bay. x. 2.21m)

Hard Wood effect, Upvc double glazed window, single panel central heating radiator

Bedroom 4 (rear)

10'1. x. 7'3 (3.07m. x. 2.21m)

Former family bathroom.

Hard Wood effect, Upvc double glazed window, single panel central heating radiator.

Separate Toilet.

Low flush WC, pedestal wash hand basin, Hard Wood effect, Upvc double glazed window. Single panel central heating radiator.

Second Floor**Loft for Storage**

A purpose built staircase provides access to this very large loft space for storage.

Please note that neither planning permission or building regulation approval has been granted for this loft area and therefore is not classed as a 5th bedroom.

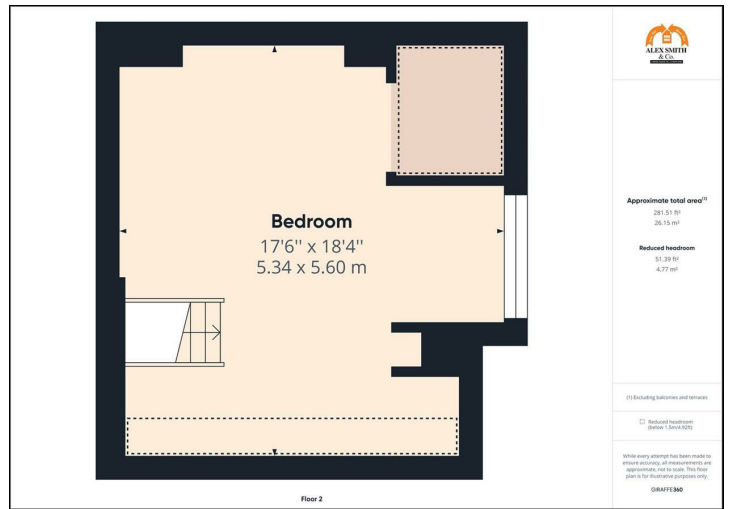
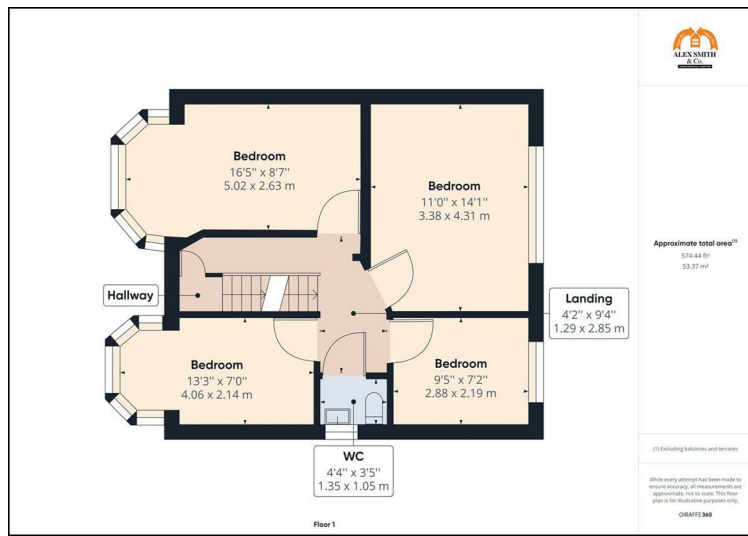
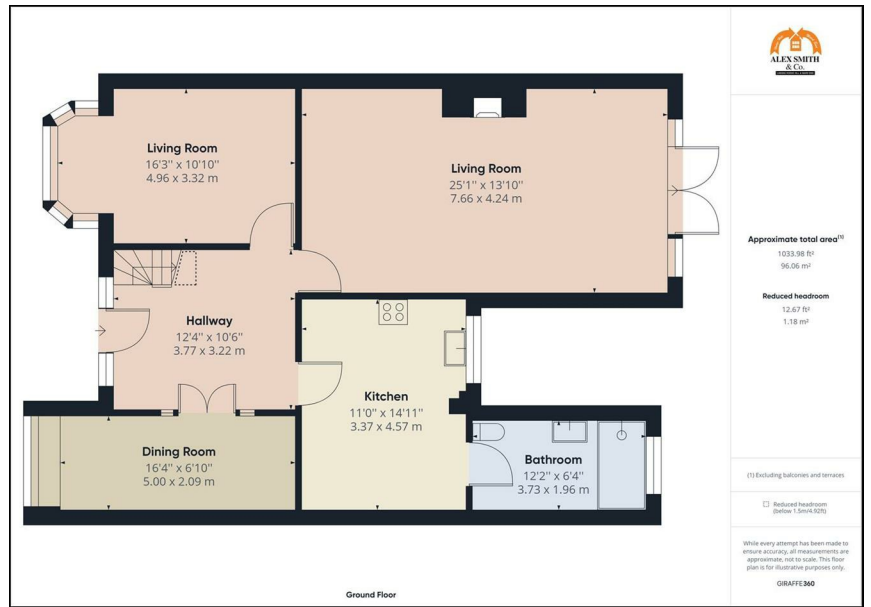
OUTSIDE

Large paved patio area leading onto a substantial and mature lawned rear garden.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	75
(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.



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

23 COLESHILL ROAD
HODGE HILL
BIRMINGHAM B36 8DT
TEL: 0121-784 6660