



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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221 Bromford Road, Hodge Hill, Birmingham B36 8HA

Price £445,000

A much extended and improved freehold, 4/5 bedroom semi detached family residence benefiting from a substantial single storey extension to the rear elevation providing the property with an extended rear lounge, kitchen and ground floor shower room. A garage conversion provides the 3rd reception room/5th bedroom and a substantial loft conversion provides a bedroom suite with separate shower room.

Other benefits include the installation of gas fired central heating, UPVC double glazing and off road parking space to the front.

NO UPWARD CHAIN



Bromford Road is located in between its junction with Bromford Lane and Coleshill Road Hodge Hill. Number 221 Bromford Road is situated directly opposite the 3 local schools for all ages.

The property stands well back from the roadway behind a full width tarmacadam vehicular driveway that provides off road parking space for multiple vehicles.

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

PORCH ENTRANCE

Hardwood floor, UPVC double glazed door and windows.

RECEPTION HALL

Hardwood floor, single panel central heating radiator. Full height cloaks cupboard, spotlight.

STUDY/BEDROOM 5 (FRONT)

16' x 10'1 (max) 6'5 (min) (4.88m x 3.07m (max) 1.96m (min))

This being the former side garage.

UPVC double glazed window, single panel central heating radiator, built in sliding double door storage unit.

LOUNGE (FRONT)

15'6 into bay x 10'7 (4.72m into bay x 3.23m)

UPVC double glazed window, single panel central heating radiator, Adams style fireplace with marble hearth and inset, centre light points and additional spotlights.

EXTENDED FEATURE LOUNGE (REAR)

20'9 x 12'7 (min) 13'5 (max) (6.32m x 3.84m (min) 4.09m (max))

2 single panel central heating radiators, brick built fireplace with coal effect fitted gas fire. UPVC double glazed windows and sliding patio doors.

EXTENDED AND REFITTED BREAKFAST KITCHEN (REAR)

20'1 x 10'3 (min) 14'3 (max) (6.12m x 3.12m (min) 4.34m (max))

Ceramic tiled floor. An extensive range of refitted kitchen units comprising single drainer stainless steel sink unit with mixer taps with single door base unit and built in and concealed dishwasher below. Further 4 double door, 4 single door and a 2 drawer and 3 drawer base unit all with work surface over. 2 double door and 3 single door wall units, 5 ring gas hob with concealed extractor fan over, eye level double oven and additional built in microwave. Plumbing for automatic washing machine, single panel central heating radiator, UPVC double glazed door and window.

EXTENDED SHOWER ROOM

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

ON THE FIRST FLOOR

LANDING

A new return staircase leading to the loft conversion.

BEDROOM 1 (FRONT)

16'2 into bay x 10'3 (4.93m into bay x 3.12m)

UPVC double glazed by window, single panel central heating radiator. Modern 4 door sliding wardrobe.

BEDROOM 2 (REAR)

13'6 x 10'5 (4.11m x 3.18m)

UPVC double glazed window, single panel central heating radiator. A sliding door and additional double door mirror fronted wardrobe.

BEDROOM 3 (FRONT)

8'8 x 7'1 (2.64m x 2.16m)

UPVC double glazed window, single panel central heating radiator, single door storage cupboard.

TILED BATHROOM

8'8 x 6'6 (2.64m x 1.98m)

Ceramic tiling to the floor and walls. Panelled in bath with multi head shower fitment over. Pedestal wash hand basin, low flush w.c. heated towel rail, UPVC double glazed window.

RETURN STAIRCASE LEADING TO LOFT CONVERSION

LANDING

BOILER ROOM

7'5 x 4'9 (2.26m x 1.45m)

Laminated flooring, Worcester wall mounted gas fired central heating boiler, Thermo Evocyl hot water tank, Velux window.

BEDROOM 4

19'3 x 11'4 (5.87m x 3.45m)

Twin panel central heating radiator, UPVC double glazed window. 2 Velux windows, 3 double door and 4 single door built in wardrobes.

SEPARATE SHOWER ROOM

7'3 x 6' (2.21m x 1.83m)

Ceramic tiled floor, separate shower cubicle, pedestal wash hand basin, low flush w.c. heated towel rail, UPVC double glazed window.

OUTSIDE

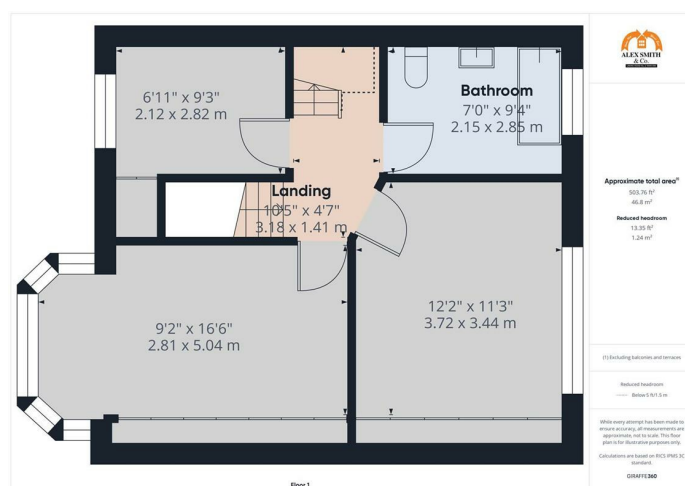
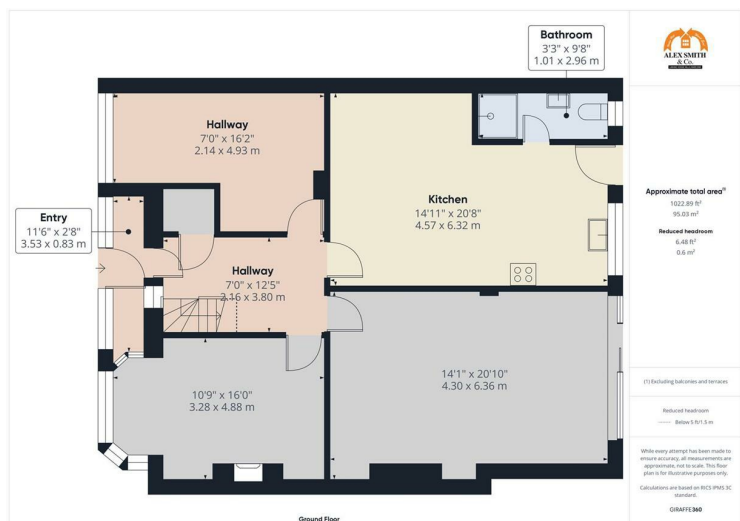
Full width paved rear patio with cold water tap and electric power points.

Large and secluded lawned rear garden including a hidden garden at rear.

COUNCIL TAX BAND:

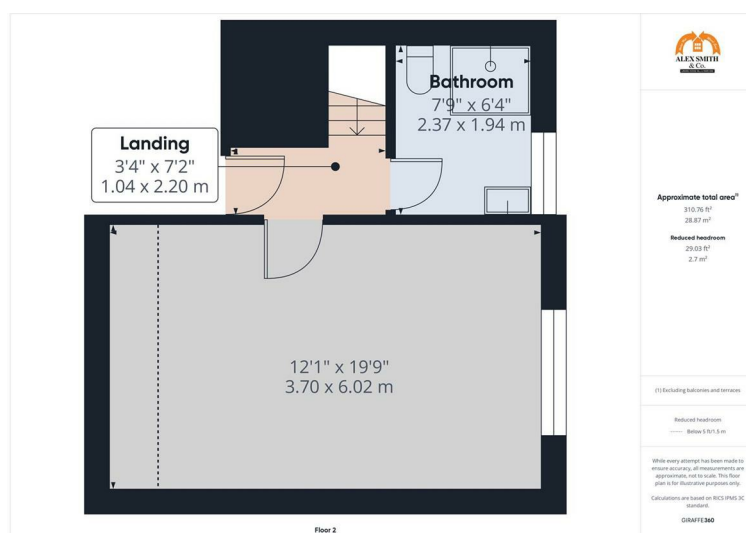
This Property falls into Birmingham Council Tax Band D Council Tax Payable Per Annum £2,237.00 Year 2025/26.





Energy Efficiency Rating

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