



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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71 Millington Road, Hodge Hill, Birmingham B36 8BW
Price £230,000

An extended, freehold, 3 bedroom semi detached family residence benefiting from an 'L' shaped kitchen at rear, the installation of gas fired central heating, UPVC double glazing and off road parking space to the front.

NO UPWARD CHAIN.



Millington Road is located off Ermington Crescent, which in turn leads off the main Chipperfield Road.

Chipperfield Road can be accessed either from Bromford Drive or the main Coleshill Road Hodge Hill located between the Hunters Moon and Clock Garage Island.

The property stands well back from the roadway behind a paved foregarden/vehicular driveway that provides off road parking space to the front.

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

RECEPTION HALL

Twin panel central heating radiator, UPVC double glazed window, understairs storage cupboard.

THROUGH LOUNGE

23'5 into bay x 10'1 (7.14m into bay x 3.07m)

UPVC double glazed bay window. Feature fireplace with marble hearth and inset, 2 single panel central heating radiators.

EXTENDED 'L' SHAPED KITCHEN

15'4 max x 16'1 max (4.67m max x 4.90m max)

Incorporating the original kitchen and a full width single storey extension at rear. Single drainer twin bowl sink unit with double door and 2 single door base units below. Further double door and a single door base unit, double door display unit, single door wall unit, gas cooker point.

ON THE FIRST FLOOR

LANDING

UPVC double glazed window, loft access off.

BEDROOM 1 (FRONT)

13'10 into bay x 10'1 (4.22m into bay x 3.07m)

UPVC double glazed window, twin panel central heating radiator.

BEDROOM 2 (REAR)

12'11 x 10'1 (3.94m x 3.07m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 3 (FRONT)

6'5 x 5'10 (1.96m x 1.78m)

UPVC double glazed window, single panel central heating radiator.

BATHROOM

7'5 x 5'9 (2.26m x 1.75m)

Panelled in bath, pedestal wash hand basin, low flush w.c. Gas fired central heating boiler, UPVC double glazed window, heated towel rail.

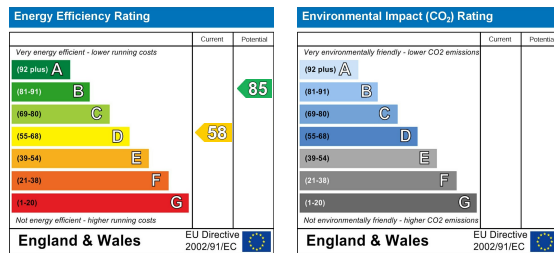
OUTSIDE

Full width paved terrace.

Lawned rear garden with fenced borders.

COUNCIL TAX BAND:

This Property falls into Council Tax Band B Council Tax Payable Per Annum £1,482.23 Year 2023/24.



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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