



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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163 Coleshill Road, Hodge Hill, Birmingham B36 8DY Price £650,000

A much extended and substantial, freehold, 6 bedroom, 3 reception room family home.

Located in the heart of Hodge Hill offering many improvements, the installation of gas fired central heating, UPVC double glazing, together with 2 bathrooms and a large rear garden with brick built garden room at rear.



Coleshill Road runs through the heart of Hodge Hill, commencing at its junction at the Fox & Goose Shopping Centre and running towards the Clock Garage Island.

Number 163 is situated close to the junction with Southbourne Avenue.

The property stands back from a substantial paved foregarden providing an unusually large amount of off road car parking space to the front and also has a gated entrance.

In turn this double fronted substantial family home is built of traditional two storey brick construction and is surmounted by a replacement pitched tiled roof with full height bay to the front elevation.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

With UPVC double doors and windows. Ceramic tiled floor.

SPACIOUS RECEPTION HALL

Laminated flooring, single panel central heating radiator, UPVC double glazed window, understairs store.

EXTENDED LOBBY/UTILITY

9'3 x 6'11 (2.82m x 2.11m)

Matching wooden flooring and access to the playroom/study and ground floor bathroom.

EXTENDED STUDY/PLAYROOM

18'8 x 8'8 (5.69m x 2.64m)

2 UPVC double glazed windows.

EXTENDED GROUND FLOOR BATHROOM

8'7 x 8'5 (2.62m x 2.57m)

Ceramic tiled walls and floor. Walk in double shower cubicle, large vanity wash hand basin with 2 door mirror fronted cabinets, low flush w.c heated towel rail, spotlights.

Off is a tiled walk in storage area.

SITTING ROOM (FRONT)

15'1 x 13'11 (4.60m x 4.24m)

UPVC double glazed window, single panel central heating radiator. Modern feature fireplace with fitted coal effect gas fire.

EXTENDED FEATURE LOUNGE (REAR)

23'8 x 17'3 (7.21m x 5.26m)

Laminated flooring, 2 single panel central heating radiators, double glazed sliding patio doors and 2 UPVC double glazed windows. Spotlights and 2 centre wall light points.

EXTENDED BREAKFAST KITCHEN (REAR)

22'2 x 13'3 (6.76m x 4.04m)

Large range of modern refitted kitchen units and island comprising:

Single drainer stainless steel sink unit with mixer taps. 3 two pan drawer base units, further 2 single door base units, 3 large double door wall units.

Large pantry area with built in full height storage cupboards and built in microwave. 2 large full height double door pull out larder units, gas cooker point for Range, plumbing for automatic washing machine.

ON THE FIRST FLOOR

LANDING

With 5 bedrooms and bathroom off.

BEDROOM 1 (FRONT)

15'3 into bay x 12'10 (4.65m into bay x 3.91m)

UPVC double glazed bay window, twin panel central heating radiator. 2 double door built in wardrobes, 2 single door mirror fronted built in wardrobes with 3 door bonnet cupboard over.

BEDROOM 2 (REAR)

14'1 x 13'10 (4.29m x 4.22m)

UPVC double glaze window, single panel central heating radiator. 2 double door and a single door fitted wardrobe with 3 double door and 2 single door bonnet cupboards over.

BEDROOM 3 (FRONT)

10'6 x 8'8 (3.20m x 2.64m)

UPVC double glazed window, single panel central heating radiator. Spotlights.

EXTENDED BEDROOM 4 (FRONT)

11'9 x 8'9 (3.58m x 2.67m)

UPVC double glazed window, single panel central heating radiator, double door and single door wardrobe with bonnet cupboards over.

EXTENDED BEDROOM 5 (REAR)

9'4 x 8'4 (2.84m x 2.54m)

UPVC double glazed window, single panel central heating radiator. Double door and single door built in wardrobe with bonnet cupboards over.

LARGE FAMILY BATHROOM

10' x 8'5 (3.05m x 2.57m)

Large corner bath with jacuzzi fittings and shower over, vanity double 'his' and 'hers' wash hand basin with storage units below and 2 single door mirror fronted cabinets over. Pedestal wash hand basin, heated towel rail, UPVC double glazed window, ceramic tiling to walls and floor.

STAIRCASE TO SUBSTANTIAL LOFT CONVERSION

LANDING

Velux window.

Off is a large full height walk in store.

ADDITIONAL STORAGE ROOM

10'4 x 9'7 (3.15m x 2.92m)

With Velux window.

BEDROOM 6 (THROUGH)

21'4 x 16'6 (6.50m x 5.03m)

2 Velux windows, UPVC double glazed window, twin panel central heating radiator, single door walk in wardrobe.

OUTSIDE

Paved patio.

Large lawned rear garden with mature borders.

BRICK BUILT GARDEN ROOM

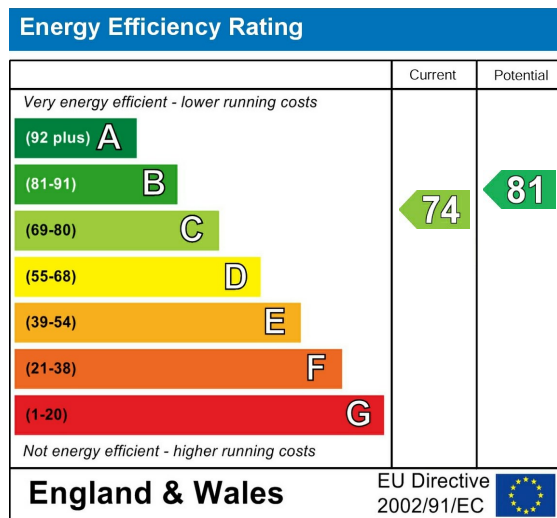
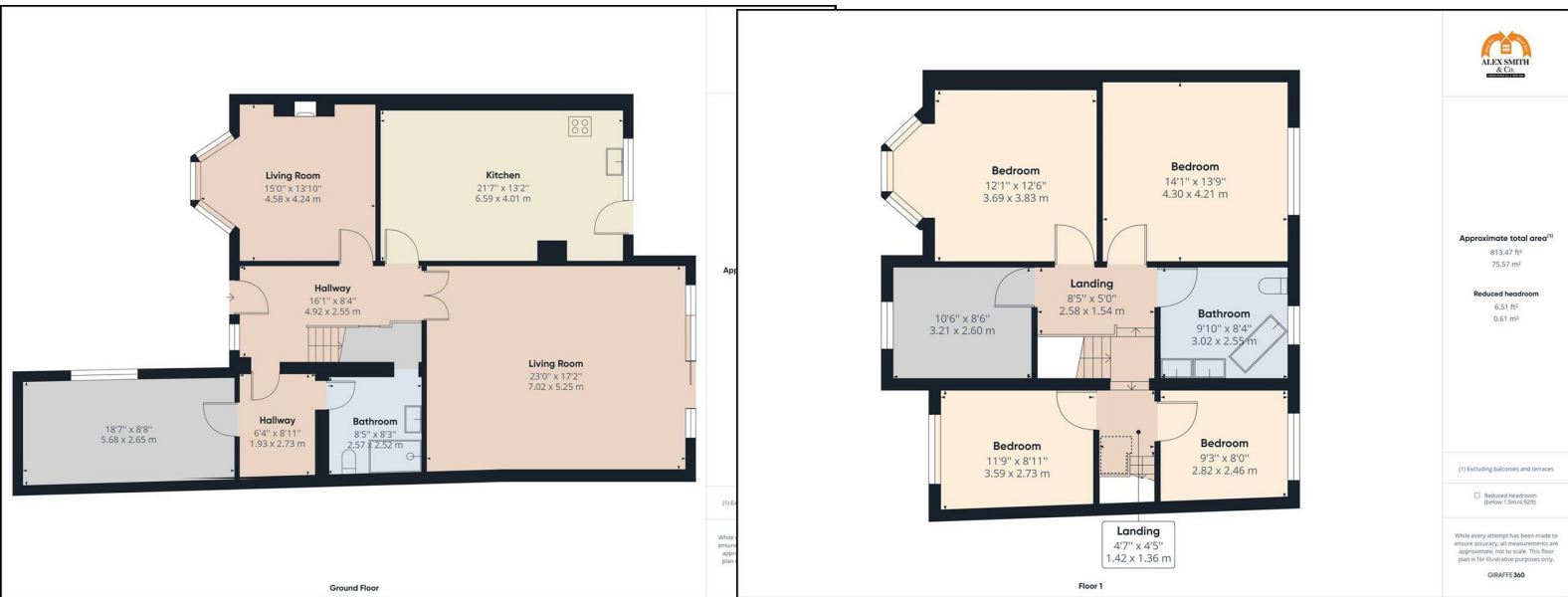
21'10 x 26'6 (6.65m x 8.08m)

Laminated flooring, 2 UPVC double glazed windows.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band E Council Tax Payable Per Annum £2,329.22 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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