



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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502 Bromford Road, Hodge Hill, Birmingham B36 8AH

Realistic offers considered £225,000

REDUCED BY £35,000 MUST BE VIEWED ... An extended, freehold, 3 bedroom semi with Extended Kitchen, ELECTRIC heating, UPVC double glazing and off road parking space to the front.

Located opposite Hodge Hill Common. No upward chain. Virtual tour and floor plan now available on our website.



Bromford Road runs between its junction with Coleshill Road and Bromford Lane.

Number 502 Bromford Road is situated opposite Hodge Hill Common.

The property stands back from the roadway behind a block paved foregarden/vehicular driveway that offers 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 with full height bay to the front elevation.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

With UPVC double glazed door and windows.

RECEPTION HALL

Electric night storage heater. UPVC double glazed window.

UNDERSTAIRS CLOAKROOM

Low flush w.c. wash hand basin, UPVC double glazed window. Alarm control.

DINING ROOM (FRONT)

13'8 into bay x 9'11 (4.17m into bay x 3.02m)

UPVC double glazed window, electric night storage heater.

LOUNGE (REAR)

13'7 x 9'11 (4.14m x 3.02m)

Polished fire surround, electric night storage heater, door leading to rear veranda.

EXTENDED KITCHEN (REAR)

15'9 x 5'3 min 7'5 max (4.80m x 1.60m min 2.26m max)

Single drainer stainless steel sink unit with mixer taps. 2 double door, a corner double door and a 4 drawer base unit all with rounded edge work surface over. 3 single door wall units and a corner display unit.

Integrated and concealed fridge and separate freezer, 4 ring gas hob with oven below and concealed extractor fan over. Electric night storage heater, 3 UPVC double glazed windows, plumbing for automatic washing machine.

EXTENDED REAR VERANDA

7'9 x 7'6 (2.36m x 2.29m)

2 double door and a single door base unit.

ON THE FIRST FLOOR

UPVC double glazed window. Loft access.

BEDROOM 1 (FRONT)

14'1 into bay x 9'11 (4.29m into bay x 3.02m)

UPVC double glazed bay window, double door built in wardrobe.

BEDROOM 2 (REAR)

12'9 x 9'11 (3.89m x 3.02m)

Electric night storage heater, 2 double door and a single door wardrobe. UPVC double glazed window.

BEDROOM 3 (FRONT)

9'9 x 6'8 (2.97m x 2.03m)

UPVC double glazed window.

BATHROOM

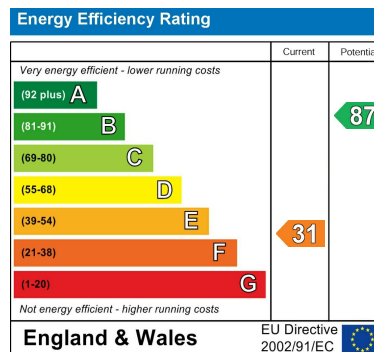
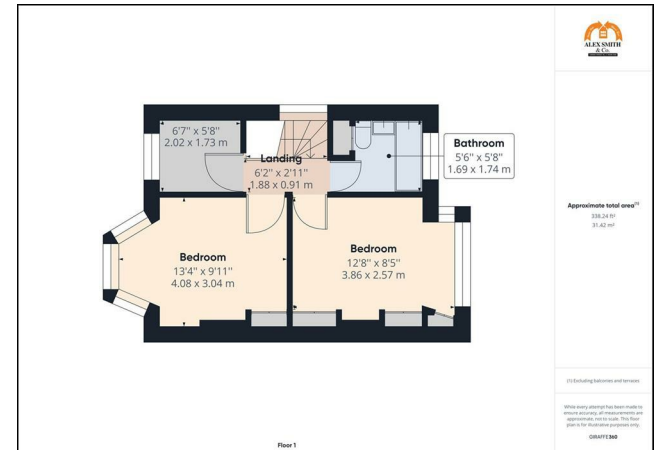
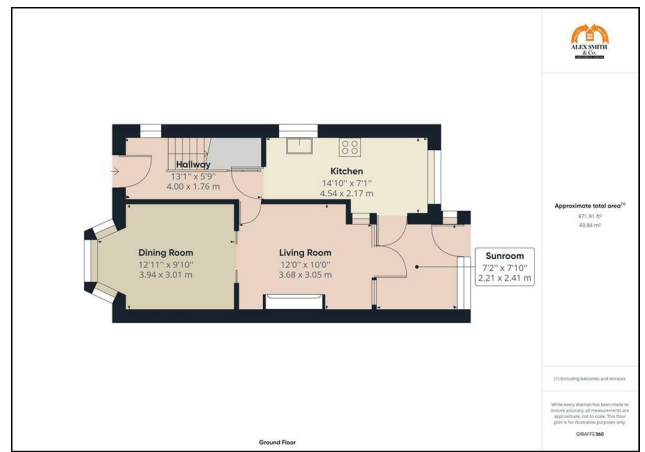
7'1 x 5'9 (2.16m x 1.75m)

Panelled in bath, pedestal wash hand basin, low flush w.c. electric night storage heater, UPVC double glazed window, linen and airing cupboard.

OUTSIDE

Separate tradesman's side entrance. Paved patio. Lawned rear garden.

Rear in line garage.



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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