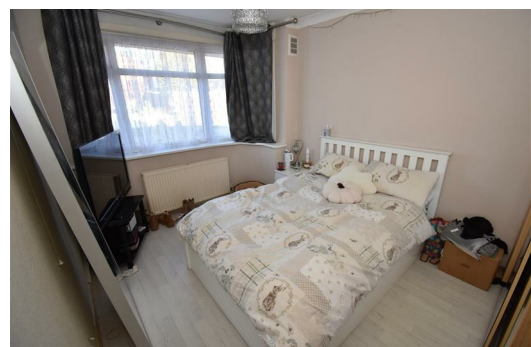
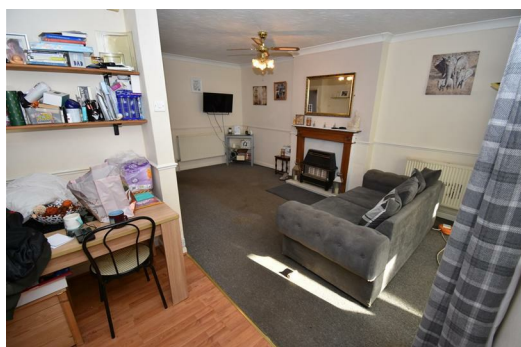




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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



165 Bucklands End Lane, Hodge Hill, Birmingham B34 6HX

Price £199,995

An extended, freehold 2 bedroom semi detached bungalow with extended conservatory and kitchen, gas central heating, Upvc double glazing, side garage and off road parking space.

Modernisation and re-decoration required.

No upward chain.



Bucklands End Lane is located as a continuation of the main Hodge Hill Road. This can be accessed off Stechford Road.

The bungalow is set well back from the roadway behind a paved/tarmacadam foregarden/vehicular driveway that provides off road parking space to the front for multiple vehicles as well as access to a garage area.

The bungalow is built of traditional single storey brick construction and is surmounted by a pitched tiled roof.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

UPVC side entrance.

RECEPTION HALL

Laminated flooring, single panel central heating radiator. Storage cupboard.

INTERNALLY EXTENDED LOUNGE (REAR)

18'9 x 10'3 min 15'10 max (5.72m x 3.12m min 4.83m max)

This space being the original lounge and former kitchen all knocked into one.

Fitted gas fire, twin panel central heating radiator, UPVC double glazed sliding patio doors leading to

EXTENDED CONSERVATORY (REAR)

9'1 x 8'1 (2.77m x 2.46m)

2 UPVC double glazed windows and door to outside. Ceramic tiled floor.

EXTENDED KITCHEN (REAR)

15'10 x 7'7 (4.83m x 2.31m)

Single drainer stainless steel sink unit with double door base unit below. Further double door and 4 single door base units with work surface over. 4 drawer base unit. Double door and double door corner wall unit, gas cooker point, plumbing for automatic washing machine, UPVC double glazed door and window.

BEDROOM 1 (FRONT)

14'1 x 9'3 (4.29m x 2.82m)

Laminated flooring, twin panel central heating radiator, UPVC double glazed windows.

BEDROOM 2 (FRONT)

10'11 x 6'6 (3.33m x 1.98m)

Single panel central heating radiator, UPVC double glazed window.

BATHROOM

6'1 x 5'5 (1.85m x 1.65m)

Panelled in bath with shower over, pedestal wash hand basin, low flush w.c. UPVC double glazed window, twin panel central heating radiator, airing cupboard housing the gas fired central heating boiler.

SIDE GARAGE/UTILITY

14'8 x 7' (4.47m x 2.13m)

UPVC front door, plumbing for automatic washing machine.

OUTSIDE

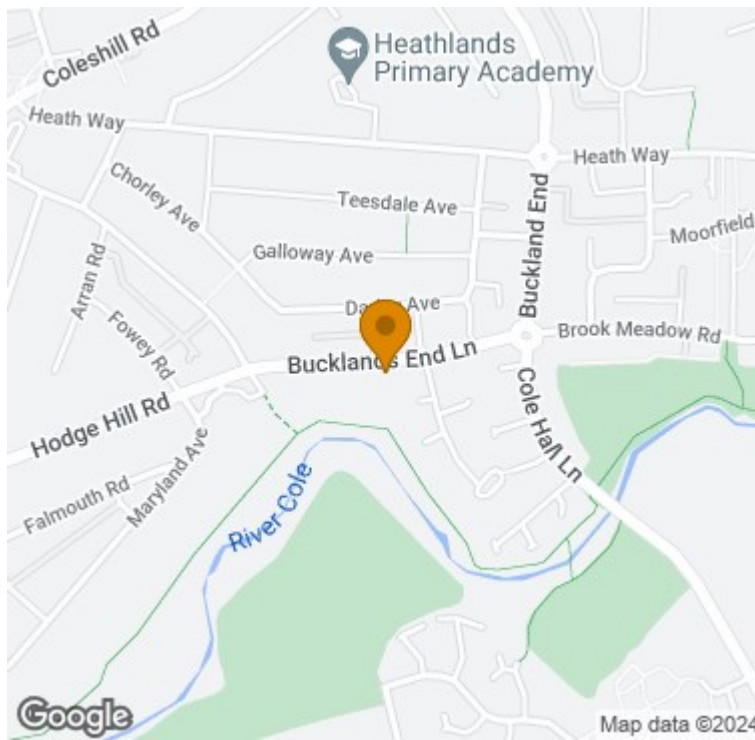
Paved terrace.

Spacious lawned rear garden with fenced borders.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,693.98 Year 2023/24.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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