



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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20 Falmouth Road, Hodge Hill, Birmingham B34 6EH
Price £229,950

NO UPWARD CHAIN ... REDUCED

An extended, freehold, 3 bedroom semi detached family residence benefiting from a small kitchen extension, together with the installation of gas fired central heating and UPVC double glazing.

Off road parking is available to the front with a garage at rear.



Falmouth Road is located off Maryland Avenue, which in turn leads off the main Hodge Hill Road Hodge Hill.

ON THE GROUND FLOOR

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 single height bay to the front elevation.

PORCH ENTRANCE

With UPVC double glazed sliding patio doors. UPVC front door leading to

RECEPTION HALL

Laminated flooring, single panel central heating radiator, UPVC double glazed window, meter cupboard.

THROUGH LOUNGE

25'10 into bay x 10'5 (7.87m into bay x 3.18m)

Laminated flooring, 2 twin panel central heating radiators, UPVC double glazed windows, UPVC double glazed door and window leading to outside.

EXTENDED KITCHEN (REAR)

9' x 8'9 (2.74m x 2.67m)

Single drainer stainless steel sink unit with mixer taps. Double door and 3 single door base units, 4 drawer base unit, double door and 2 single door wall units, 4 ring gas hob with oven below and extractor fan over. Plumbing for automatic washing machine, UPVC double glazed window.

OFF REAR PORCH WITH ACCESS TO OUTSIDE

ON THE FIRST FLOOR

LANDING

UPVC double glazed window, linen and storage cupboard.

BEDROOM 1 (FRONT)

12'10 x 10'6 (3.91m x 3.20m)

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

BEDROOM 2 (REAR)

12'11 x 10'6 (3.94m x 3.20m)

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

BEDROOM 3 (FRONT)

8'6 x 5'9 (2.59m x 1.75m)

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

SHOWER ROOM

6'7 x 5'5 (2.01m x 1.65m)

Walk in shower cubicle with modern shower fitment. Tiled splash back. Vanity wash hand basin, low flush w.c. UPVC double glazed window, single panel central heating radiator.

OUTSIDE

Paved patio.

Lawned rear garden.

Garage at rear.

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		
(81-91) B		86
(69-80) C		
(55-68) D	57	
(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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