



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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308 Coleshill Road, Hodge Hill, Birmingham B36 8BG

Price £550,000

A much extended, freehold, 3 double bedroom detached family residence located on the popular Coleshill Road (by the Clock Garage Island). Two reception large reception rooms, two downstairs shower/WC and family bathroom.



The property stands well back from the roadway behind a large foregarden approach being partially lawned with a large vehicular driveway housing multiple vehicles.

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 and a large 2 storey brick built extension to the rear elevation.

THE INTERNAL ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

With UPVC double glazed door and 2 windows.

RECEPTION HALL

Ceramic tiled floor, single panel central heating radiator, understairs store. Large full height store.

TILED SHOWER ROOM

Ceramic tiled floor and walls, tiled shower cubicle, pedestal wash hand basin, low flush w.c. single panel central heating radiator.

LOUNGE (FRONT)

14'4 x 11'6 (4.37m x 3.51m)

Laminated flooring, UPVC double glazed window and twin panel central heating radiator, 3 wall light points.

EXTENDED LOUNGE (REAR)

24' x 10'8 (7.32m x 3.25m)

Laminated flooring, single panel central heating radiator, Adams style fireplace with marble hearth and coal effect gas fire. Bifold PVC doors opening onto the rear garden.

MODERN EXTENDED AND REFITTED KITCHEN

23'4 x 9'9 (7.11m x 2.97m)

Ceramic tiled floor, expensive range of fitted kitchen units comprising a single drainer twin bowl sink unit with mixer taps, 2 double door and 3 single door base units, 3 large, 3 pan drawer base units, 2 double door display units, 3 single door wall units, 3 open display units.

Breakfast bar. 5 ring gas hob. UPVC double glazed window. Single panel central heating radiator.

SECOND KITCHEN/UTILITY

14'5 x 8'4 (4.39m x 2.54m)

Single drainer stainless steel sink unit, 4 ring gas hob with oven below. Further gas point for second oven. Twin panel central heating radiator, UPVC double glazed door and window.

Access to both extended ground floor bathroom and side garage.

EXTENDED BATHROOM

8'2 x 7'7 (2.49m x 2.31m)

Panelled in bath with shower fitment over. Pedestal wash hand basin, low flush w.c. plumbing for automatic washing machine, heated towel rail, UPVC double glazed window, Vaillant gas fired central heating boiler.

ON THE FIRST FLOOR

Return staircase, UPVC double glazed window.

LANDING

Single panel central heating radiator, laminated flooring, loft access off.

ORIGINAL BEDROOM 1 (FRONT)

15'1 x 11'7 (4.60m x 3.53m)

UPVC double glazed bay window, twin panel central heating radiator.

EXTENDED BEDROOM 2 (REAR)

23'3 x 10'8 (7.09m x 3.25m)

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

EXTENDED BEDROOM 3 (REAR)

18'1 x 8'7 (5.51m x 2.62m)

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

BATHROOM (SIDE)

9'11 x 5'7 (3.02m x 1.70m)

Ceramic tiled floor with 'his and her' vanity double sink unit with double door and 2 single door base units below. Large jacuzzi bath, low flush w.c. UPVC double glazed window, single panel central heating radiator.

SIDE GARAGE

14'5 min x 7'11 (4.39m min x 2.41m)

Metal up and over door.

OUTSIDE

Separate tradesman's side entrance, paved patio, large lawned rear garden with mature borders.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band E Council Tax Payable Per Annum £2,329.22 Year 2023/24.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	54	
(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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