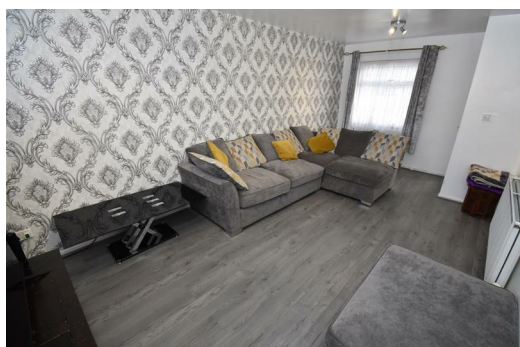




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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



236 Bromford Drive, Bromford Bridge, Birmingham B36 8QT **Price £189,950**

A very well maintained, freehold 3 bedroom town house benefiting from gas fired central heating and UPVC double glazing.

Good decorative condition throughout.



Bromford Drive is located off the main Bromford Road Hodge Hill.

The property stands back from the roadway behind a neat lawned foregarden with full length pathway approach.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE BECOMING RECEPTION HALL

With UPVC double glazed door and windows, staircase off.

THROUGH LOUNGE

18'6 x 9'10 (5.64m x 3.00m)

Laminated flooring, 2 UPVC double glazed windows, twin panel central heating radiator.

THROUGH DINING KITCHEN

18'6 x 8'4 (min) (5.64m x 2.54m (min))

Laminated flooring, single drainer single bowl sink unit with mixer taps. 2 double door, 2 single door and a 4 drawer base unit all with work surface above. 2 double door and 2 single door wall units, 4 ring gas hob with oven below. Plumbing for automatic washing machine.

2 UPVC double glazed windows and UPVC door leading to outside (rear). Twin panel central heating radiator, 2 centre light points, understairs storage.

ON THE FIRST FLOOR

LANDING

Twin panel central heating radiator, airing cupboard with the Worcester gas fired central heating boiler.

BEDROOM 1 (FRONT)

12'6 x 8'7 (3.81m x 2.62m)

UPVC double glazed windows, single panel central heating radiator, single door wardrobe.

BEDROOM 2 (FRONT)

10' x 9'2 (3.05m x 2.79m)

UPVC double glazed window, single panel central heating radiator, single door store.

BEDROOM 3 (REAR)

8'5 x 6'11 (2.57m x 2.11m)

UPVC double glazed window, single panel central heating radiator.

BATHROOM

5'9 x 5'2 (1.75m x 1.57m)

Panelled in bath with shower attachment, pedestal wash hand basin, twin panel central heating radiator, UPVC double glazed window.

SEPARATE TOILET

With half height panelling, UPVC double glazed window, low flush w.c

OUTSIDE

Paved terrace. Lawned rear garden. Brick built store.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,389.17 Year 2024/25.





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



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

23 COLESHILL ROAD
HODGE HILL
BIRMINGHAM B36 8DT
TEL: 0121-784 6660