



119 Fairholme Road, Hodge Hill, Birmingham B36 8HL

Price £259,950

A much extended, freehold, 3 bedroom semi detached family residence, benefiting from a substantial kitchen extension to the rear elevation. TWO RECEPTION ROOMS.

The property benefits from gas fired central heating, double glazed sealed units (in timber frames) and a single car rear in line garage accessible from shared vehicular driveway with additional parking space to the front.



Fairholme Road is located in between Bromford Road and Bromford Lane.

The property stands well back from the roadway behind a paved foregarden with vehicular driveway that provides multi car 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 full height bay to the front elevation.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

RECEPTION HALL

Laminated flooring, double glazed windows, single panel central heating radiator.

SITTING ROOM (FRONT)

12'1 x 9'6 (3.68m x 2.90m)

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

INTERNALLY EXTENDED LOUNGE (REAR)

14'10 x 12' max (4.52m x 3.66m max)

Laminated flooring, timber framed double glazed window, feature fireplace, centre and 2 single wall light points.

DOUBLE DOORS TO

EXTENDED FULL WIDTH BREAKFAST KITCHEN

13'2 x 15'3 (4.01m x 4.65m)

Single drainer, twin bowl sink unit with mixer taps. Double door, 4 single door and a 4 drawer vase unit. Separate island with a further 2 double door base units, all with work surface over. 3 Single door wall units, full height walk in larder style pantry. Concealed plumbing for automatic washing machine, central heating boiler, Ve-Lux windows, double glazed windows and double doors to outside.

ON THE FIRST FLOOR

LANDING

Loft access. Linen and storage cupboard.

BEDROOM 1 (FRONT)

12'8 x 9'7 (3.86m x 2.92m)

Twin panel central heating radiator, timber framed double glazed bay window.

BEDROOM 2 (REAR)

11'10 x 9'7 (3.61m x 2.92m)

Single panel central heating radiator, timber framed double glazed window, double door built in wardrobe.

BEDROOM 3 (FRONT)

6'8 x 5'3 (2.03m x 1.60m)

Single panel central heating radiator, timber framed double glazed window.

BATHROOM

Panelled in bath with shower fitment, vanity wash hand basin with double door storage unit below. Built in low flush w.c. heated towel rail, timber framed double glazed window.

OUTSIDE

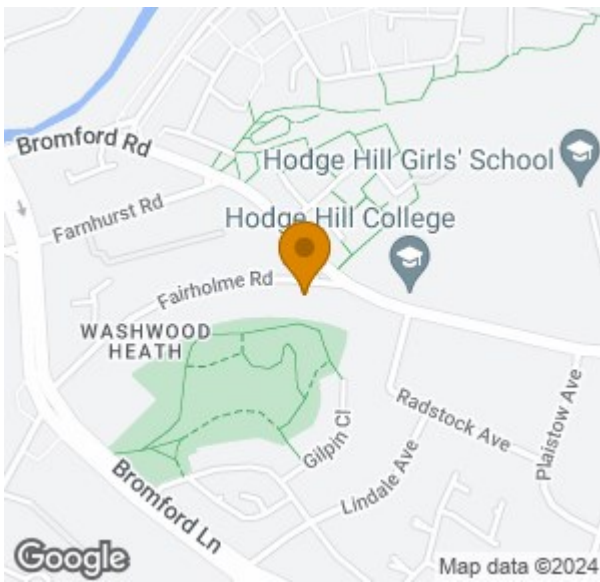
Shared vehicular driveway and gates leading to rear in line garage.

Patio area and lawned rear garden.

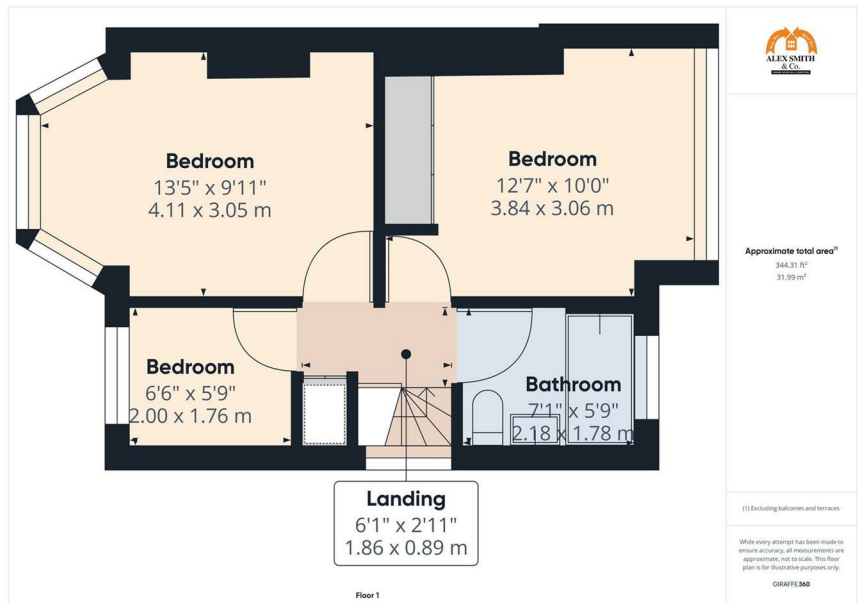
COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1620.70 Year 2022/23





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	59	
(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