



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
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27 Hodge Hill Road, Hodge Hill, Birmingham B34 6DU
Price £299,950

An extended, freehold, 3 bedroom semi detached family residence benefiting from 3 ground floor reception rooms (including a side garage conversion), an extended ground floor shower room, the installation of gas fired central heating, UPVC double glazing and off road parking space to the front.



Hodge Hill Road is located off Stechford Road Hodge Hill.

The property stands back from the roadway behind a foregarden approach with vehicular driveway providing 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 with full height bay to the front elevation.

A single storey extension has been built to the rear of the property

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

With UPVC double glazed door and window.

UPVC FRONT DOOR LEADING TO

RECEPTION HALL

Single panel central heating radiator.

CONVERTED SIDE GARAGE NOW SITTING ROOM (FRONT)

15'8 x 6'2 (4.78m x 1.88m)

Single panel central heating radiator, UPVC double glazed window.

THROUGH LOUNGE COMPRISING

LOUNGE (FRONT)

12'10 x 9'11 (3.91m x 3.02m)

UPVC double glazed bay window, laminated flooring

OPENING TO

DINING ROOM (REAR)

13' x 9'11 (3.96m x 3.02m)

Laminated flooring, twin panel central heating radiator, double glazed sliding patio doors.

EXTENDED KITCHEN (REAR)

12'7 x 8'7 (3.84m x 2.62m)

Single drainer twin bowl sink unit with mixer taps, 2 double door and 2 single door base units, double door and 4 single door wall units, gas cooker point, plumbing for automatic washing machine. UPVC double glazed window, full height pantry.

REAR LOBBY

8'3 x 3' (2.51m x 0.91m)

Ceramic tiled floor, UPVC double glazed door and window.

EXTENDED GROUND FLOOR SHOWER ROOM

7'1 x 6'11 (2.16m x 2.11m)

Shower cubicle, vanity wash hand basin, low flush w.c. heated towel rail. UPVC double glazed window, ceramic tiled floor and walls.

ON THE FIRST FLOOR

LANDING

UPVC double glazed window.

BEDROOM 1 (FRONT)

12'10 x 10 (3.91m x 3.05m)

UPVC double glazed bay window, single panel central heating radiator, laminated flooring, 2 double door wardrobes.

BEDROOM 2 (REAR)

12'2 x 10' (3.71m x 3.05m)

Laminated flooring, single panel central heating radiator, UPVC double glazed window, 2 double door and a single door wardrobe.

BEDROOM 3 (REAR)

8'6 x 7'1 (2.59m x 2.16m)

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

BATHROOM (FRONT)

7'5 x 5'7 (2.26m x 1.70m)

Corner bath with shower attachment, pedestal wash hand basin, low flush w.c. UPVC double glazed window.

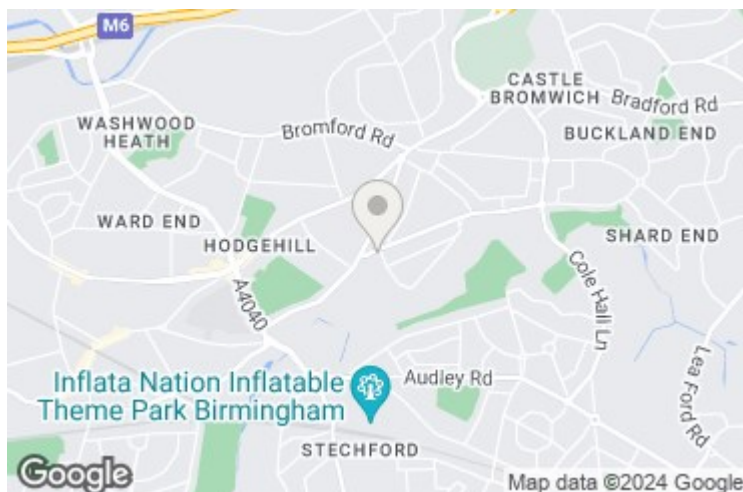
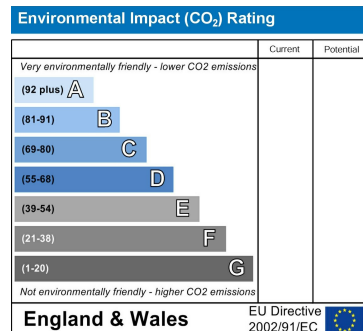
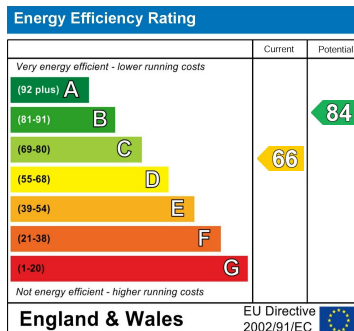
OUTSIDE

Paved terrace.

Lawned rear garden.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,852.23 Year 2024/25.



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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