



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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296 Coleshill Road, Hodge Hill, Birmingham B36 8BG Reduced to £415,000

An extended and much improved larger styled freehold, 3 bedroom semi detached family residence with extended and refitted 'L' shaped dining kitchen, gas fired central heating, and majority UPVC double glazing.

Other benefits include a wide side garage with off road parking space to the front and substantial rear garden.



Coleshill Road is located running away from the Fox & Goose Shopping Centre to its junction with the Clock Garage Island. NUMBER 296 is located opposite the Clock Garage.

The property stands well back from the roadway behind a neat lawned foregarden and large vehicular driveway that provides multi car parking space to the front as well as providing access to the side garage.

The property is built of traditional two storey brick construction and is surmounted by a pitched roof having full height bay to the elevation.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

PORCH ENTRANCE

Ceramic tiled floor.

RECEPTION HALL

2 single panel central heating radiators.

Staircase off with understairs storage below.

ATTRACTIVE SITTING ROOM (FRONT)

14'5 x 11'5 (4.39m x 3.48m)

Laminated flooring, twin panel central heating radiator, 4 double wall light points.

MOST ATTRACTIVE LOUNGE (REAR)

16'9 x 10'5 (5.11m x 3.18m)

Laminated flooring, large single panel central heating radiator, 4 double wall light points, UPVC double glazed window.

EXTENDED 'L' SHAPED KITCHEN (REAR)

14'3 max x 12'11 (max) (4.34m max x 3.94m (max))

Ceramic tiled floor, single drainer stainless steel sink unit with mixer taps. Corner double door, 3 single door, a 3 drawer and two 2 drawer base units with work surface above. An expensive range of double door wall units (10 in total), integrated and concealed dishwasher, modern 4 ring electric hob with oven below, built in microwave, large central heating radiator.

OFF IS A FULL HEIGHT PANTRY

With shelving and access to side garage/utility.

ON THE FIRST FLOOR

Return staircase leading to landing.

BEDROOM 1 (FRONT)

14'11 x 10'3 (4.55m x 3.12m)

Twin panel central heating radiator. Range of built in shelving and storage.

BEDROOM 2 (REAR)

13'5 x 10'4 (4.09m x 3.15m)

UPVC double glazed window, shelving for storage.

BEDROOM 3 (REAR)

8'6 x 8'5 (2.59m x 2.57m)

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

MODERN TILED BATHROOM

6'10 x 5'6 (2.08m x 1.68m)

Ceramic tiled floor and walls. Panelled in bath with Triton shower over. Vanity wash hand basin with double door base unit below. Full height linen and airing cupboard, heated towel rail, UPVC double glazed window.

SEPARATE TOILET

Half height tiling to the walls and ceramic tiled floor. Low flush w.c. UPVC double glazed window.

RECENTLY ADDED BRICK BUILT SIDE GARAGE

in total 25'1" x 7'4" (in total 7.65m x 2.24m)

UPVC double glazed side window, electric lighting and power points.

Becoming a Utility Area with plumbing for automatic washing machine, further UPVC double glazed windows and door to outside.

OFF IS A SEPARATE TOILET

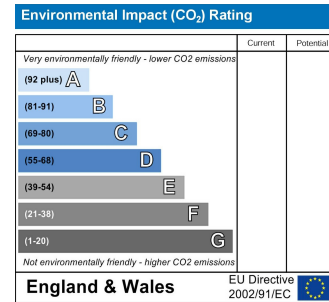
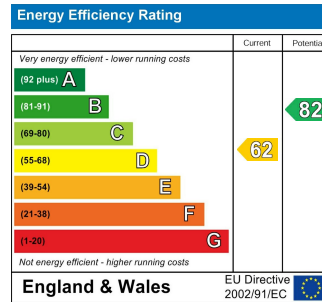
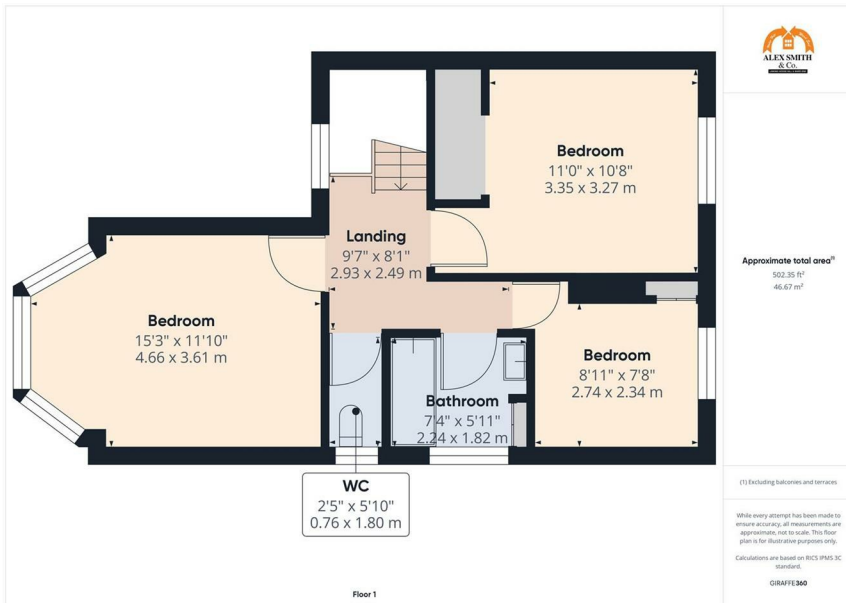
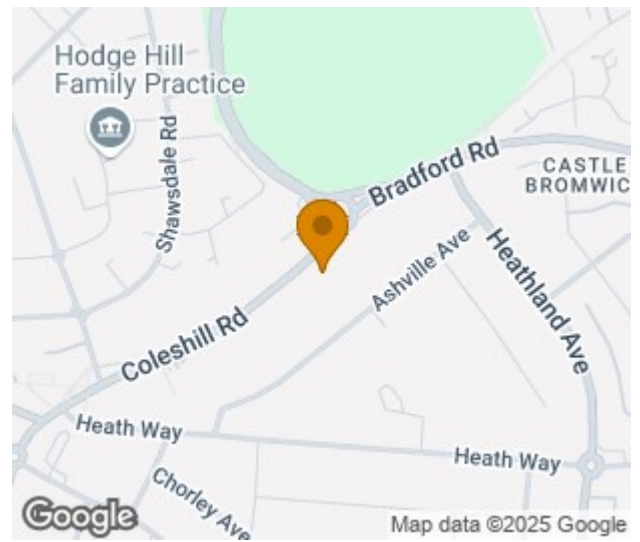
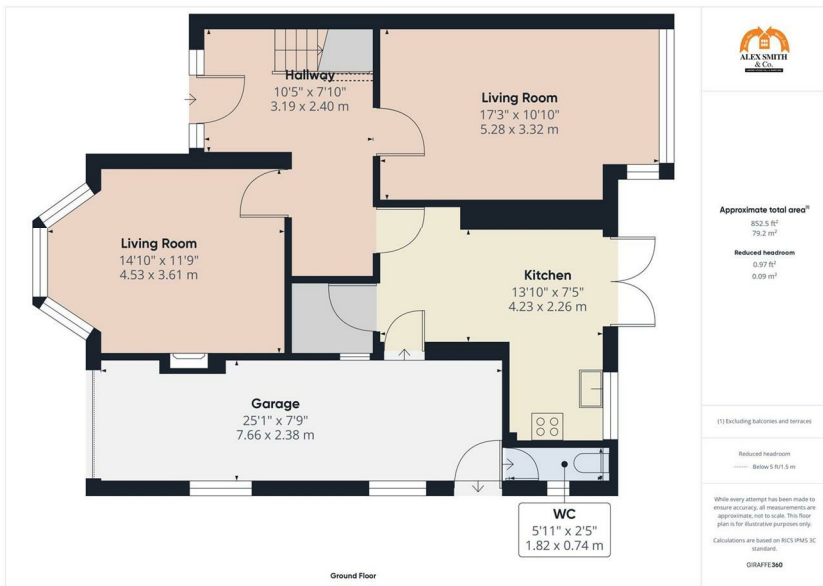
Low flush w.c. ceramic tiled floor, UPVC double glazed window.

OUTSIDE

Patio area, well maintained and secluded lawned rear garden with mature borders.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band D Council Tax Payable Per Annum £2,083.76 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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