



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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9 Hilltop Drive, Hodge Hill, Birmingham B36 8JT

Price £269,950

An extended and improved, freehold, 3 bedroom (all doubles) semi detached family residence benefiting from 2 ground floor reception rooms.

Converted and refitted kitchen, gas fired central heating, UPVC double glazing and off road parking space to the front.



Hilltop Drive is located off Standlake Avenue which in turn leads from Collingbourne Avenue off Bromford Road.

The property stands well back from the roadway behind a full width block paved foregarden/vehicular driveway that provides 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.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

UPVC sliding double door entrance,

Front door leading to

RECEPTION HALL

Laminated flooring, single panel central heating radiator, full height understairs cloaks cupboard that houses the gas fired central heating boiler.

CONVERTED KITCHEN (FRONT)

15'8 x 8' (4.78m x 2.44m)

This room was the original integral garage and now comprises:

Single drainer twin bowl sink unit with an extensive range of refitted wall and base units, together with 4 ring gas hob with double oven below. Large full height integrated and concealed double door built in fridge and freezer, integrated and concealed washing machine, UPVC double glazed window, twin panel central heating radiator.

SITTING ROOM (SIDE)

9'1 x 8'10 (2.77m x 2.69m)

The former kitchen.

Now with a hardwood floor, single panel central heating radiator, UPVC double glazed door and window.

FULL WIDTH LOUNGE (REAR)

20'9 x 11'1 (6.32m x 3.38m)

Polished fire surround with marble hearth and inset with fitted coal effect gas fire. Single panel central heating radiator, UPVC double glazed window and double glazed sliding patio doors at rear.

ON THE FIRST FLOOR

RETURN STAIRCASE

UPVC double glazed window.

LANDING

Linen and airing cupboard housing the hot copper cylinder water tank.

BEDROOM 1 (REAR)

13' x 10' (3.96m x 3.05m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 2 (FRONT)

10'9 x 10' (3.28m x 3.05m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 3 (REAR)

10'5 x 8'10 (3.18m x 2.69m)

UPVC double glazed window, single panel central heating radiator.

BATHROOM (FRONT)

8'11 x 7'1 (2.72m x 2.16m)

Laminated floor, panelled in bath with Triton shower over. Pedestal wash hand basin, low flush w.c. single panel central heating radiator, 2 UPVC double glazed windows.

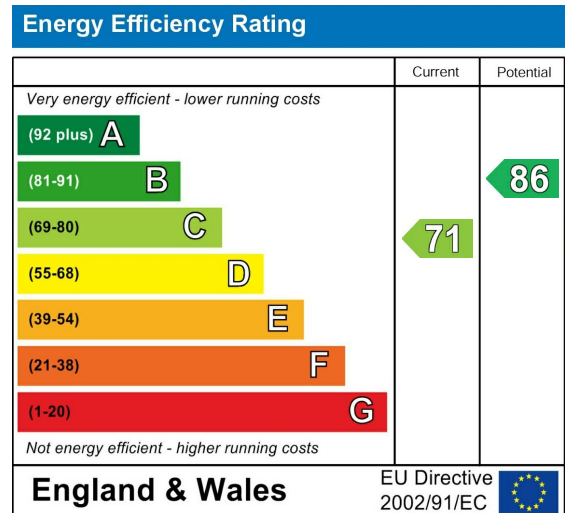
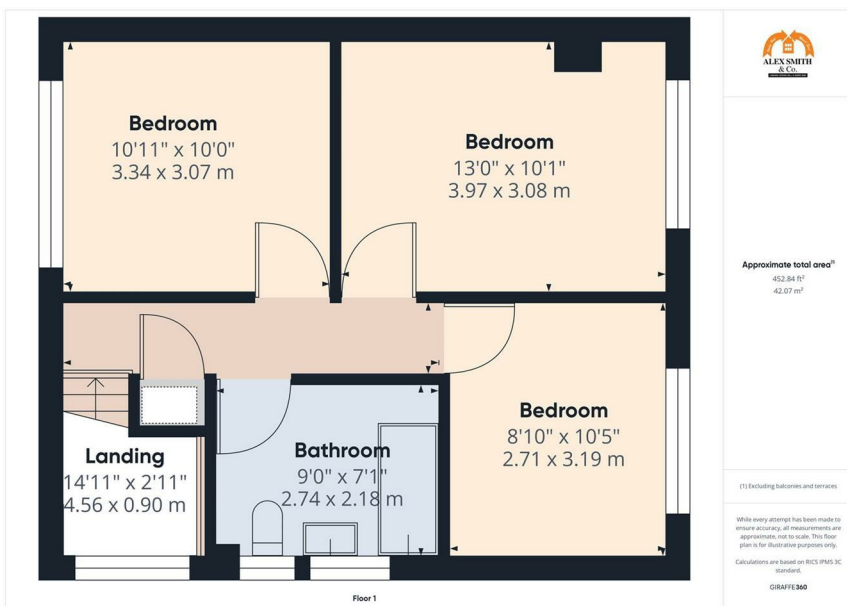
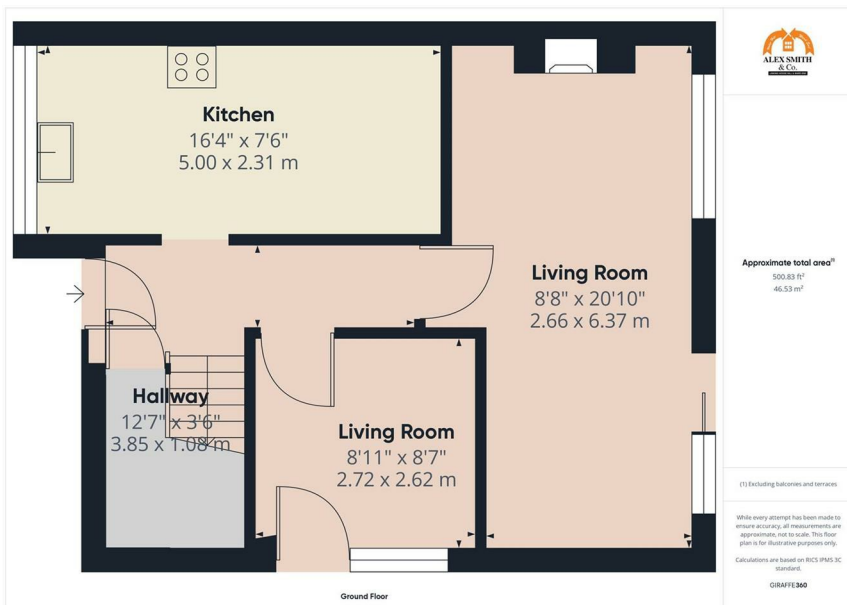
OUTSIDE

Separate tradesman's side entrance, paved patio, lawned rear garden. Large garden store at rear.

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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