



**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

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## 29 Hilltop Drive, Hodge Hill, Birmingham B36 8JT

### Price £269,950

REDUCED BY £10,000 ... An extended, freehold, 3 bedroom semi detached family residence benefiting from a substantial single storey extension across the rear elevation (extended lounge) of the property. Other benefits include the installation of gas fired central heating, UPVC double glazing and off road parking space to the front. Please note that the property is situated in a corner position and therefore has a wider rear garden and allows the possibility for a side extension. Please see photographs and virtual tour on our website.

No upward chain. 926 Sq Feet of living accommodation.



Hilltop Drive is situated off Standlake Avenue which in turn leads off Collingbourne Avenue, off Bromford Road.

The property stands well back from the roadway behind a neat lawned foregarden with additional paved/tarmacadam driveway providing off road parking space to the front and access into the integral garage.

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

Double glazed sliding patio doors.

UPVC door leading to

#### RECEPTION HALL

Laminated flooring, understairs storage cupboard, single panel central heating radiator.

#### KITCHEN (SIDE)

8'10 x 8'7 (2.69m x 2.62m)

Ceramic tiled floor, single drainer twin bowl sink unit with mixer taps. Double door and 4 single door base units with drawers and work surface above. Single door display unit, double door and 5 single door wall units. 4 ring New World gas hob with oven below and extractor fan over. Plumbing for automatic washing machine, wall mounted Worcester gas fired central heating boiler, UPVC double glazed door and window.

#### Extended Lounge (rear)

16'5 x 12'2 (5.00m x 3.71m)

Stone feature fire place with coal effect gas fire, single panel central heating radiator, double glazed sliding patio doors.

Further sliding doors to

#### Extended Sitting / Dining Room (rear)

14'9 x 8'6 (4.50m x 2.59m)

Single panel central heating radiator, Upvc double glazed windows.

### RETURN STAIRCASE LEADING TO

### FIRST FLOOR

#### LANDING

Full height linen and storage cupboard.

#### BEDROOM 1 (REAR)

12'11 x 10' (3.94m x 3.05m)

UPVC double glazed window, single panel central heating radiator, 2 double door built in wardrobes with bonnet cupboards over.

#### BEDROOM 2 (FRONT)

10'11 x 10 (3.33m x 3.05m)

UPVC double glazed window, single panel central heating radiator. 3 door mirror fronted sliding wardrobe.

#### BEDROOM 3 (REAR)

10'6 x 9'7 (3.20m x 2.92m)

UPVC double glazed window, single panel central heating radiator. Double door and single door wardrobe. Matching side unit with double door storage and 2 large drawers. Work table with 3 additional drawers and a separate 5 drawer dressing table.

#### SHOWER ROOM

7' x 5'6 (2.13m x 1.68m)

Double shower cubicle. Pedestal wash hand basin, majority tiling, UPVC double glazed window, single panel central heating radiator.

#### SEPARATE TOILET

Low flush w.c. UPVC double glazed window.

#### INTEGRAL GARAGE

16'1 x 7'11 (4.90m x 2.41m )

Metal up and over door.

### **OUTSIDE**

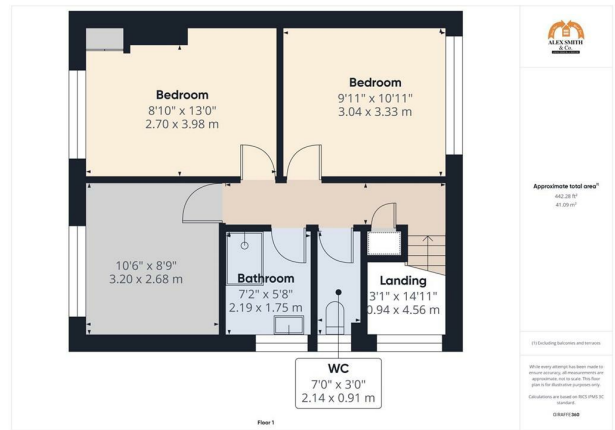
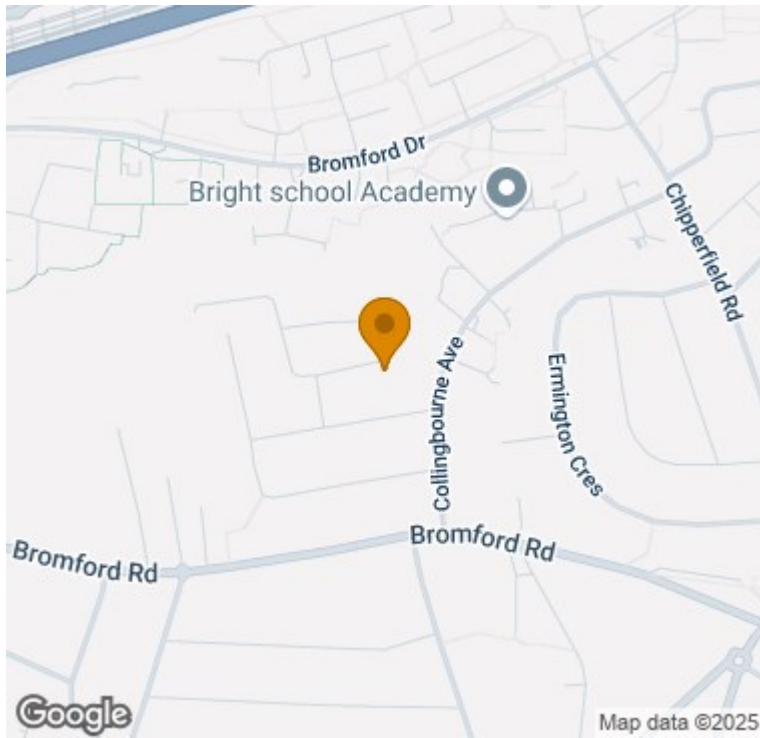
Separate tradesman's side entrance, side paved terrace leading to an expanding lawned rear garden with central pathway.

Additional land at the side due to the property being located on a slight corner position.

### **COUNCIL TAX BAND:**

This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,852.23 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 |                         |           |
|                                             | 72                      | 84        |
| 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.



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