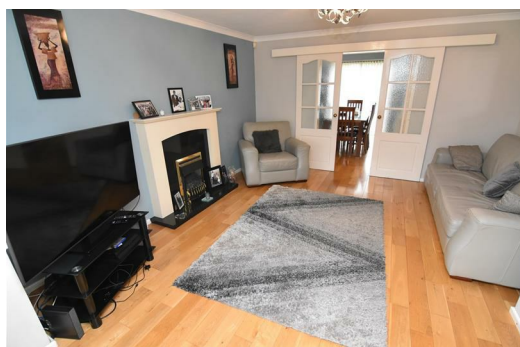




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
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10 Johnson Close, Hodge Hill, Birmingham B8 2RF

Price £385,000

A freehold, 4 bedroom detached family residence located in a popular cul de sac and benefiting from gas fired central heating, UPVC double glazing and integral garage. Off road parking to the front.



Johnson Close is located off Ashby Close, which in turn leads off Old Bromford Lane (off the main Bromford Lane).

The property stands well back from the roadway behind a neat lawned foregarden with tarmacadam vehicular driveway that provides off road parking space for multiple vehicles as well as access to the integral garage.

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.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES ON THE GROUND FLOOR

PORCH ENTRANCE

With UP VC double glazed doors and windows.

RECEPTION HALL

Staircase off.

LOUNGE (FRONT)

15'5 into bay x 13'1 (4.70m into bay x 3.99m)

UPVC double glazed bay window, twin panel central heating radiator, laminated flooring. Modern feature fireplace with fitted coal effect gas fire, sliding double doors leading to

DINING ROOM (REAR)

11'4 x 8'10 (3.45m x 2.69m)

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

BREAKFAST KITCHEN (REAR)

10'10 x 10'9 (3.30m x 3.28m)

Ceramic tiled floor, single drainer sink unit with mixer taps, double door, 2 single door a corner double door and 3 drawer base unit all with work surface over. 2 leaded light single door wall units, double door and 3 single door wall units, CREDA 4 ring electric hob with eye level double oven. Integrated and concealed fridge and freezer, twin panel central heating radiator, UPVC double glazed window.

Full height understairs storage cupboard, single door access to garage.

UTILITY AREA

6'9 x 4'9 (2.06m x 1.45m)

Matching ceramic tiled floor, single drainer stainless steel sink unit with single door base unit below, single door wall unit. Plumbing for automatic washing machine, POTTERTON gas fired central heating boiler, UPVC double glazed window, door leading to outside.

SEPARATE TOILET

4'9 x 3'9 (1.45m x 1.14m)

Matching ceramic tiled floor. Low flus w.c. wash hand basin, twin panel central heating radiator.

ON THE FIRST FLOOR

LANDING

With linen and airing cupboard. Loft access.

MASTER BEDROOM 1 (FRONT)

14'2 x 11' into bay (4.32m x 3.35m into bay)

2 double door built in wardrobes with matching bedside

cabinets. UPVC double glazed bay window, single panel central heating radiator.

EN SUITE SHOWER ROOM

5'6 x 5'5 (1.68m x 1.65m)

Half height ceramic tiled walls, modern shower cubicle (tiled) with modern shower fitment. Vanity wash hand basin with double door unit below. Mirror fronted bathroom cabinet, UPVC double glazed window, heated towel rail.

BEDROOM 2 (THROUGH)

15'3 x 7'11 (4.65m x 2.41m)

2 UPVC double glazed windows, twin panel central heating radiator, laminated flooring.

BEDROOM 3 (REAR)

8'8 x 8'5 (2.64m x 2.57m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 4 (REAR)

9' x 7'4 (2.74m x 2.24m)

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

TILED BATHROOM

6'1 x 5'5 (1.85m x 1.65m)

Panelled in bath with Triton fitted shower over. Pedestal wash hand basin, low flush w.c. UPVC double glazed window, single panel central heating radiator.

INTEGRAL GARAGE

17'3 x 8'1 (5.26m x 2.46m)

Metal up and over door, additional loft for storage.

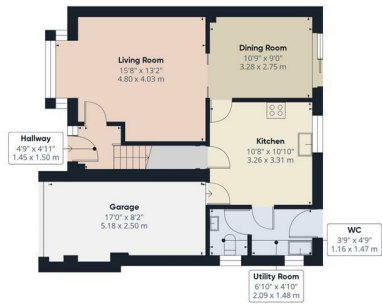
OUTSIDE

Separate tradesman's side entrance,

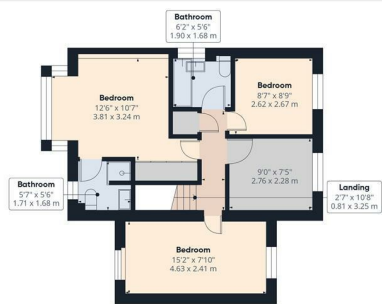
Paved terrace. Lawned rear garden with timber garden store.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band D Council Tax Payable Per Annum £2,237.00 Year 2025/26.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
1161 ft²
108.1 m²

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIAPPE360



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				
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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