



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

**HODGE HILL**  
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## 67 Bucklands End Lane, Hodge Hill, Birmingham B34 6DB £185,000

Please note that this property is leasehold with 23 years left unexpired on the existing Lease. The Lease runs from 25th March 1949 until 25th March 2048.

Please note that Mortgage lenders will not lend on this property and we are therefore inviting cash offers.

Total Square Footage of the house is 762 sq ft



The property comprises of a 3 bedroom semi detached house benefiting from gas fired central heating and UPVC double glazing.

The property stands back from the roadway behind a tarmacadam foregarden/vehicular driveway that provides off road parking space to the front. A separate shared vehicular driveway exists at the rear of the property leading to a timber garage at rear.

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### PORCH ENTRANCE

UPVC front door leading to

#### RECEPTION HALL

Single panel central heating radiator, UPVC double glazed window, cloaks cupboard, staircase off with lift.

#### THROUGH LOUNGE

27'1 into bay x 9'6 (8.26m into bay x 2.90m)

UPVC double glazed bay window (front) plus UPVC picture window and double doors at rear. Twin panel and further single panel central heating radiator.

#### KITCHEN (REAR)

8'2 x 5'2 (2.49m x 1.57m)

Single drainer stainless steel sink unit with mixer taps and double door base unit below. A further built in corner double door base unit, double door and single door wall unit, gas cooker point, wall mounted Vaillant gas fired central heating boiler, 2 UPVC double glazed windows and UPVC door to outside.

### ON THE FIRST FLOOR

#### LANDING

UPVC double glazed window, loft access.

#### BEDROOM 1 (FRONT)

14'1 x 9'6 (4.29m x 2.90m)

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

#### BEDROOM 2 (REAR)

12'2 x 9'6 (3.71m x 2.90m)

UPVC double glazed window, single panel central heating radiator.

#### BEDROOM 3 (FRONT)

7' x 5'3 (2.13m x 1.60m)

UPVC double glazed window, single panel central heating radiator.

#### WET ROOM (REAR)

8'3 x 5'1 (2.51m x 1.55m)

Mira fitted shower, wash hand basin, low flush w.c. twin panel central heating radiator, UPVC double glazed window, full height tiling.

#### OUTSIDE

Separate tradesman's side entrance, side passageway.

#### BRICK BUILT UTILITY AREA

Plumbing for automatic washing machine, low flush w.c. pedestal wash hand basin, UPVC double glazed window.

Full width paved patio. Lawned rear garden. Timber garage at rear.

#### COUNCIL TAX BAND:

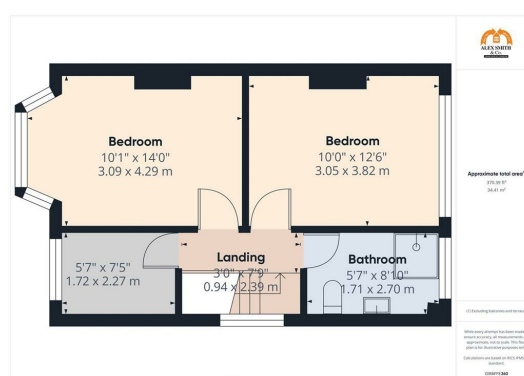
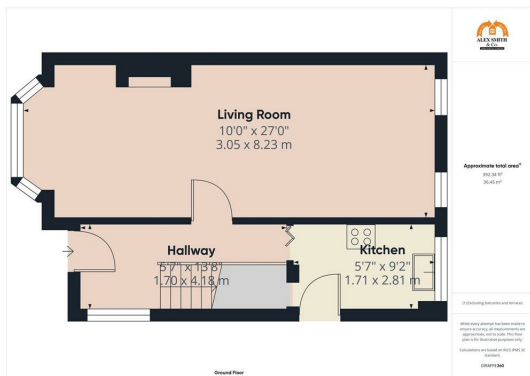
This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,852.23 Year 2024/25


#### TENURE

Please note that this property is leasehold having a 99 year Lease commencing on 25th March 1949 and expiring on 25th March 2048 thus meaning there is only 23 years left unexpired and therefore mortgage lenders will not lend on this property.

WE ARE THEREFORE SEEKING CASH OFFERS ONLY.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(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 Leasehold, 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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