



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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45 Rymond Road, Hodge Hill, Birmingham B34 6BU

Price £299,950

REDUCED BY £10,000

A very well maintained and much improved, freehold, 3 bedroom semi detached family residence benefiting from gas fired central heating, UPVC double glazing and side garage.

Off road parking space for multiple vehicles to the front and substantial and well maintained rear lawned rear garden.



Rymond Road is located in between Hodge Hill Road and Bucklands End Lane, which in turn can be accessed off the Hunters Moon Island with Coleshill Road and Stechford Road.

The property is set well back from the roadway behind a neat foregarden approach with enlarged paved vehicular driveway that provides multi car parking space to the front.

In turn the property is built of traditional two storey brick construction and is surmounted by a pitched roof with full height rounded bay to the front elevation.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

With composite front door, ceramic tiled floor. 3 UPVC double glazed windows.

Hardwood front door leading to

RECEPTION HALL

Laminated flooring, single panel central heating radiator, understairs storage cupboard and walk in store/pantry.

SPACIOUS THROUGH LOUNGE

25'11 into bay x 9'10 (7.90m into bay x 3.00m)

Twin panel central heating radiator, single panel central heating radiator. UPVC double glazed bay window, aluminium framed sliding patio doors at rear. Polished fire surround with stone effect gas fire. 2 centre and additional wall light points.

REFITTED KITCHEN (REAR)

9' x 8'6 (2.74m x 2.59m)

Single drainer stainless steel sink unit with mixer taps. Double door and 4 single door base units with rounded edge work surface over. 3 double door and a single door wall unit. Integrated and concealed full height larder style fridge and freezer, SIEMENS 4 ring gas hob with double oven below, plumbing for automatic washing machine, plumbing for automatic dishwasher.

Twin panel central heating radiator, UPVC double glazed window, ceramic tiled floor, spotlights.

ON THE FIRST FLOOR

LANDING

Loft access.

BEDROOM 1 (FRONT)

12'11 into bay x 9'10 (3.94m into bay x 3.00m)

UPVC double glazed bay window, single panel and further twin panel central heating radiator. Centre and 2 single bedside wall light points.

BEDROOM 2 (REAR)

12'1 x 9'10 (3.68m x 3.00m)

UPVC double glazed window, single panel central heating radiator, full length 3 door sliding wardrobe.

BEDROOM 3 (REAR)

9'2 x 8'7 (2.79m x 2.62m)

UPVC double glazed window, single panel central heating radiator.

BATHROOM (FRONT)

7'5 x 5'1 (2.26m x 1.55m)

Full height tiling, panelled in bath with shower attachment and separate shower fitment over.

Vanity wash hand basin with double door and 3 drawer unit below. Low flush w.c. UPVC double glazed window, twin panel central heating radiator and spotlights.

SIDE GARAGE

16'3 x 6'3 (4.95m x 1.91m)

Housing the wall mounted Worcester gas fire central heating boiler.

COVERERED SIDE PASSAGEWAY

19'5 x 2'8 (5.92m x 0.81m)

OFF IS A SEPARATE TOILET

Low flush w.c.

OUTSIDE

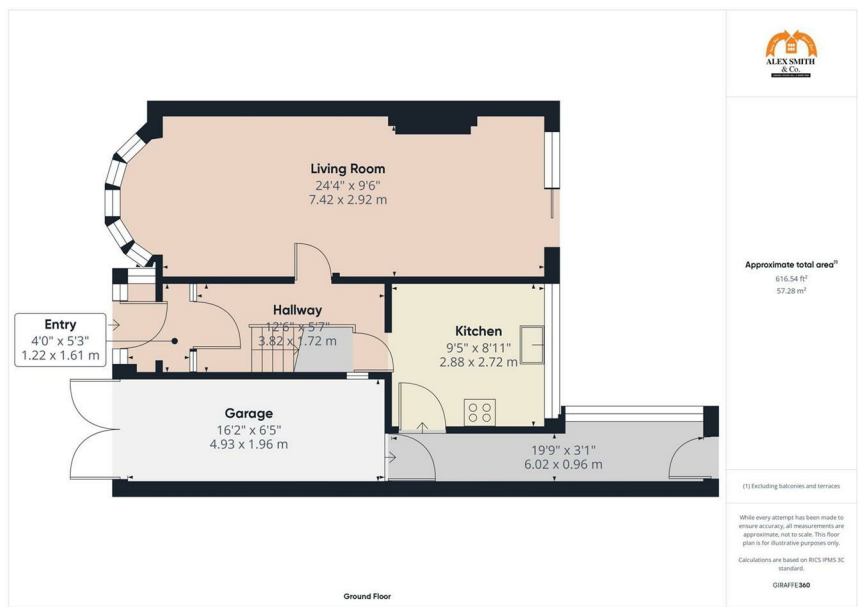
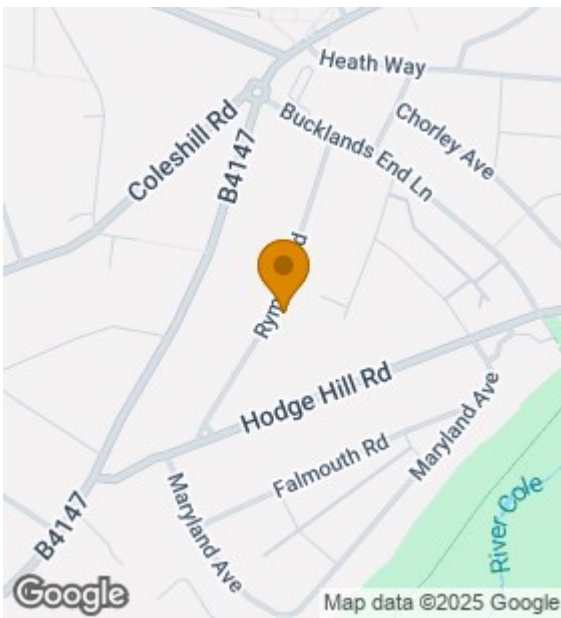
Paved patio and pathway.

Mature and very well maintained lawned rear garden with attractive borders and neat lawns.

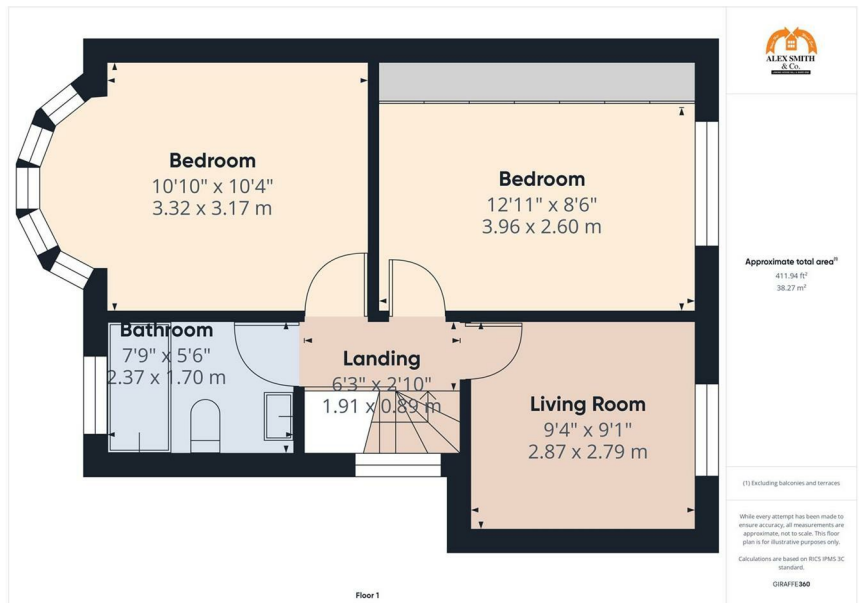
COUNCIL TAX BAND:

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			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(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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