



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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3 Arran Road, Hodge Hill, Birmingham B34 6DD

£279,950

An extended, freehold, 3 bedroom semi detached family residence, two reception rooms, benefiting from an extended kitchen, gas fired central heating, UPVC double glazing and off road parking space to the front.

NO UPWARD CHAIN.



Arran Road is located off Bucklands End Lane, which in turn can be accessed off 'the Hunters Moon Island' with its junction from Coleshill Road and Stechford Road.

The property stands back from the roadway behind a neat foregarden and a block paved vehicular driveway that provides off road parking space to the front.

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 UPVC double glazed doors and windows. Ceramic tiled floor.

RECEPTION HALL

Twin panel central heating radiator, full height storage cupboard. UPVC double glazed door and window.

UNDERSTAIRS CLOAKROOM

Full height tiling, low flush w.c. wash hand basin.

DINING ROOM (FRONT)

14'4 into bay x 10'1 (4.37m into bay x 3.07m)

Tiled hearth and fireplace with coal effect gas fire. UPVC double glazed bay window, single panel central heating radiator.

LOUNGE (REAR)

15'6 x 9'10 (4.72m x 3.00m)

Polished fire surround with marble hearth and inset. Fitted coal effect gas fire, single panel central heating radiator, UPVC double glazed windows and double doors at rear.

EXTENDED KITCHEN

21'9 max x 5'3 min 8'2 max (6.63m max x 1.60m min 2.49m max)

Ceramic tiled floor. The original kitchen is now used as a dining area with the extended kitchen area leading off.

This comprises : single drainer twin bowl sink unit with mixer taps, double door, 2 corner double door, 2 single door and a 3 drawer base unit with rounded edge work surface over. Double door and 2 single door wall units, 4 ring electric hob with eye level double oven. Integrated and concealed full height fridge and freezer. Single panel central heating radiator, 2 UPVC double glazed windows, UPVC door to the rear.

LOCATED OFF THE KITCHEN IS A FULL LENGTH COVERED S

With access to the front.

ON THE FIRST FLOOR

LANDING

Linen and airing cupboard housing the gas fired central heating boiler. Loft access.

BEDROOM 1 (FRONT)

14'1 x 9'10 (4.29m x 3.00m)

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

BEDROOM 2 (REAR)

13'3 x 9'9 (4.04m x 2.97m)

UPVC double glazed window, single panel central heating radiator. 4 door fitted sliding wardrobe.

BEDROOM 3 (FRONT)

8'6 x 5'5 (2.59m x 1.65m)

UPVC double glazed window, single panel central heating radiator.

BATHROOM

5'7 x 5'4 (1.70m x 1.63m)

Panelled in bath with vanity splashback and shower fitment over. Pedestal wash hand basin, single panel central heating radiator, UPVC double glazed window.

SEPARATE TOILET

Low flush w.c. UPVC double glazed window.

OUTSIDE

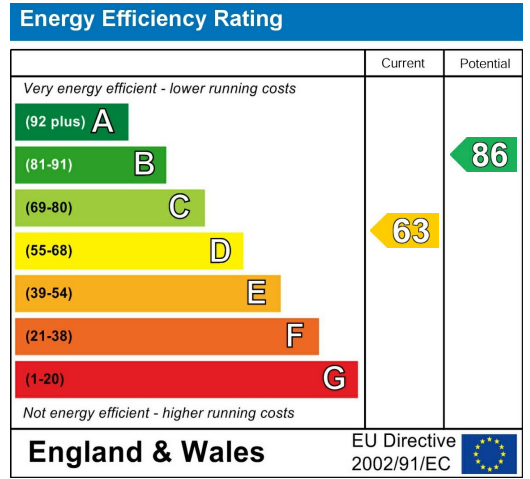
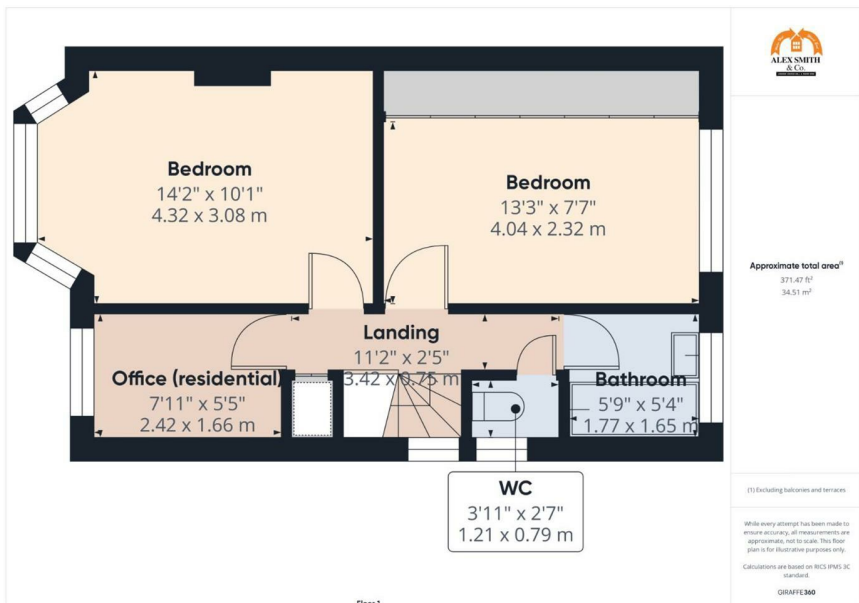
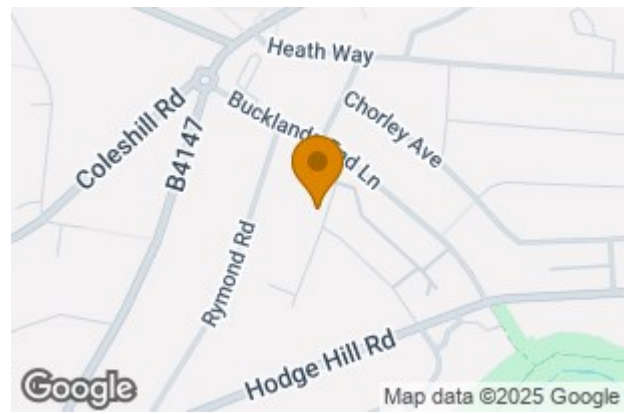
Paved terrace.

Lawned rear garden with fenced borders.

COUNCIL TAX BAND:

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