



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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35 Old Bromford Lane, Hodge Hill, Birmingham B8 2RG

Price £389,950

REDUCED BY £20,000 ... A stunning freehold, 3/4 bedroom semi detached family residence with TWO RECEPTION ROOMS. The property benefits from a large extended and refitted breakfast kitchen, luxury bathroom, gas fired central heating, UPVC double glazing, loft conversion (off the 3rd bedroom) and side garage.

Total Square Footage of the house is 1423 sq ft.



Old Bromford Lane is located off the main Bromford Lane and can also be accessed off Lindale Avenue Hodge Hill.

The property stands well back from the roadway behind a full width expensively block paved foregarden/vehicular driveway that provides off road parking space for multiple vehicles, as well as access to the side garage.

The property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof having full height bay to the front elevation, rear elevation and 3rd bedroom.

THE ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

RECEPTION HALL

With laminated flooring, single panel central heating radiator.

Off is a full height storage/cloaks cupboard.

DINING ROOM (FRONT)

15'6" x 10'7" (4.74m x 3.23m)

Matching laminated floor, ornate Adams style feature fireplace with marble hearth and inset, fitted coal effect gas fire, UPVC double glazed bay window, single panel central heating radiator.

LOUNGE (REAR)

13'9" x 13'6" into bay (4.21m x 4.12m into bay)

Matching laminated flooring, UPVC rear bay window with double doors opening to outside. Single panel central heating radiator.

EXTENDED AND REFITTED DINING KITCHEN (REAR)

14'3" x 12'7" into bay (4.35m x 3.86m into bay)

Single drainer stainless steel sink unit with mixer taps and double door base unit below. Further double door and 5 single door base units with rounded edge work surface above. 2 full height double door storage units, 2 single door display units, double door and 3 single door wall units, integrated and concealed dishwasher, AEG 4 ring hob with double oven below and stainless steel chimney over.

Matching laminated flooring, twin panel central heating radiator, UPVC double glazed door and window, full height pantry.

LOBBY

OFF IS A FITTED CLOAKROOM

With low flush w.c. vanity wash hand basin and single panel central heating radiator.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 (FRONT)

16'2 into bay x 10'9 (4.93m into bay x 3.28m)

UPVC double glazed bay window, twin panel central heating radiator. Large walk in enclosed wardrobe with electric lighting.

BEDROOM 2 (REAR)

14'1 x 7'3 min 10'9 (max) (4.29m x 2.21m min 3.28m (max))

UPVC double glazed window, single panel central heating radiator.

BEDROOM 3 (FRONT)

12'9 into bay x 6'8 (3.89m into bay x 2.03m)

UPVC double glazed bay window, single panel central heating radiator, access to loft conversion via an open tread staircase.

LOFT CONVERSION

17'4 x 11'7 (5.28m x 3.53m)

Velux window, single panel central heating radiator, additional storage space to eaves.

Please note that this loft conversion does not have Building Regulation Approval.

LUXURY BATHROOM (REAR)

9'2 x 7'2 (2.79m x 2.18m)

Expensively tiled walls and floor. Large built in panelled in bath with central taps and shower attachment. Separate shower cubicle with modern multi head shower fitment. Vanity wash hand basin, UPVC double glazed window, heated towel rail, spotlights.

SEPARATE TOILET

Expensive wall and floor tiling, low flush w.c. UPVC double glazed window, heated towel rail, vanity wash hand basin.

GARAGE/STORE

10'9" x 6'4" (3.29m x 1.94m)

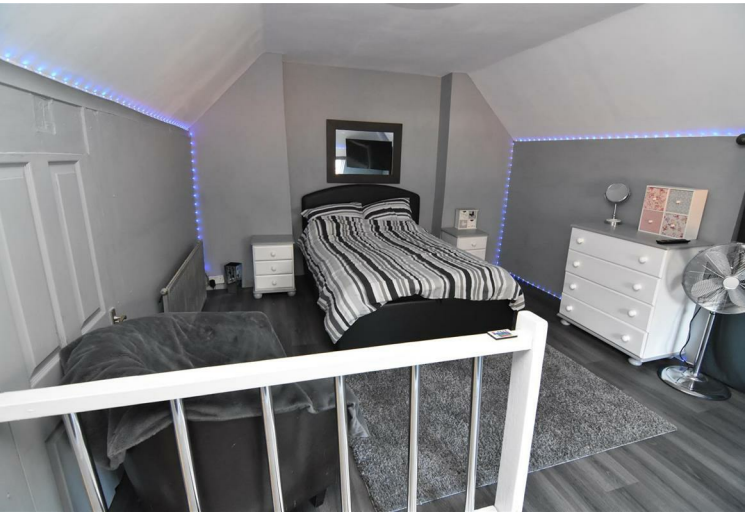
Metal up and over door, workbench, single door store, plumbing for automatic washing machine.

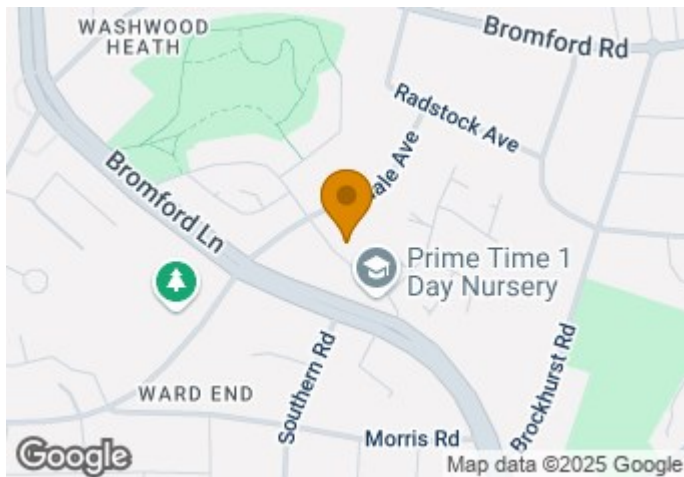
OUTSIDE

Large full width paved patio. Steps leading to lawned rear garden with mature and secluded borders.

COUNCIL TAX BAND:

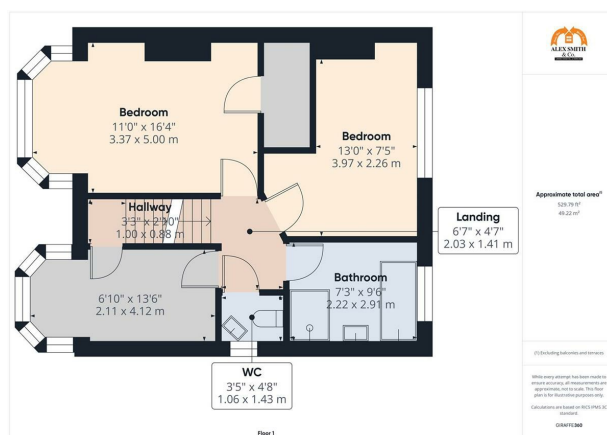
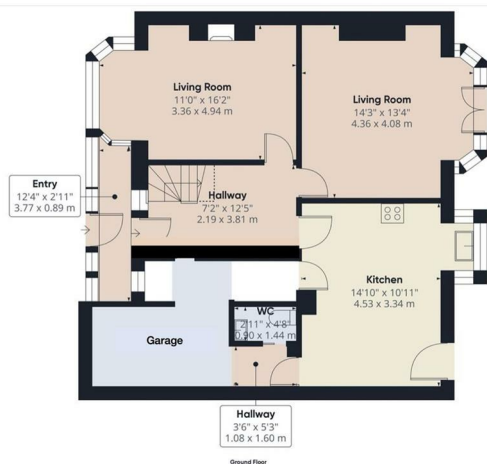
This Property falls into Birmingham Council Tax Band D Council Tax Payable Per Annum £2,083.76 Year 2024/25.





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		
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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