



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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**Flat 3 Hodge Hill Court, Bromford Road Hodge Hill,
Birmingham B36 8AN
£115,000**

A well maintained and most spacious 3 bedroom first floor flat located just off Bromford Road close to Hodge Hill Common. The property benefits from electric heating, UPVC double glazing and single car garage. NO CHAIN. Leasehold for a term of 99 years from 25th March 1974, presently having 49 years left unexpired.

Ground Rent £50 per annum. Service Charge £2,854 per annum. CASH OFFERS ONLY.



Hodge Hill Court is located just off the main Bromford Road at the junction with Coleshill Road Hodge Hill (opposite the Hunters Moon pub and close to Hodge Hill Common).

Vehicular access is located off Chipperfield Road which leads off the main Coleshill Road. The driveway at rear provides visitor parking and access to the single car garage.

THE ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

SECURITY GROUND FLOOR ENTRANCE AND STAIRCASE LEADI

FRONT DOOR ENTRANCE

Double door cloaks cupboard, large full height airing cupboard. Economy 7 control switch and thermostat.

LARGE FEATURE LOUNGE (FRONT)

20'1 x 15'4 (max) 11'1 (min) (6.12m x 4.67m (max) 3.38m (min))

Polished fire surround with marble hearth and inset. 2 electric night storage heaters, 2 UPVC double glazed windows and UPVC door to balcony.

KITCHEN (FRONT)

11'3 x 8'9 (3.43m x 2.67m)

Single drainer twin bowl sink unit with mixer taps and double door base unit below. Further corner double door, single door and two 3 drawer base units all with work surface above. Single door display unit, 7 single door wall units. 4 ring electric hob with eye level oven, plumbing for automatic washing machine, full height pantry.

BEDROOM 1 (REAR)

11'6 x 10'8 (3.51m x 3.25m)

Electric night storage heater, UPVC double glazed window, 2 double door built in wardrobes.

BEDROOM 2 (REAR)

12'8 x 11'7 (3.86m x 3.53m)

Electric night storage heater, mirror fronted 3 door sliding wardrobe, built in double door enclosed wardrobe.

BEDROOM 3 (REAR)

12'6 x 9'4 (3.81m x 2.84m)

UPVC double glazed window, enclosed double door wardrobe.

BATHROOM

8'2 x 5'6 (2.49m x 1.68m)

Ceramic tiled floor and walls. Panelled in bath with shower attachment over, pedestal wash hand basin, low flush w.c. heated towel rail, UPVC double glazed window.

OUTSIDE

Communal gardens front and rear.

Garage number 3.

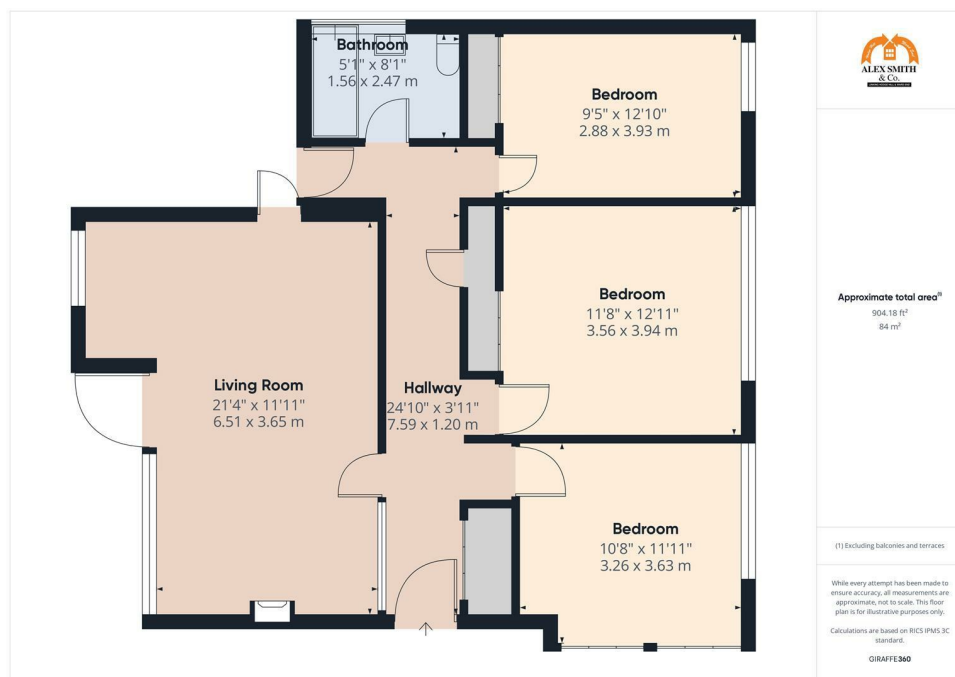
COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,739.89 Year 2025/26.





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 Leasehold, however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

SERVICES: Mains drainage, 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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