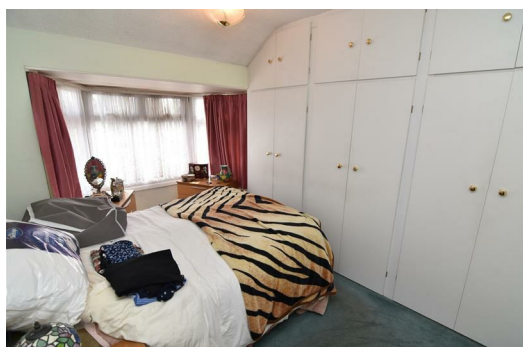




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
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62 Chipperfield Road, Castle Bromwich, Birmingham B36 8BP

Price £219,950

A traditional, freehold, 3. bedroom semi detached family residence benefiting from gas fired central heating, UPVC double glazing and side garage.

No upward chain.



Chipperfield Road is situated in between the main Coleshill Road Hodge Hill and Bromford Drive Bromford Bridge.

The property stands well back from the roadway behind a neat foregarden with full length vehicular driveway approach providing off road parking space to the front 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.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

COMPOSITE FRONT DOOR

Leading to

RECEPTION HALL

Single panel central heating radiator, laminated flooring, cloak cupboard.

UNDERSTAIRS CLOAKROOM

With low flush w.c. and wash hand basin.

THROUGH LOUNGE

24'10 into bay x 9'6 (7.57m into bay x 2.90m)

Laminated flooring, UPVC double glazed bay window (front) and sliding patio doors (rear). Polished fire surround, separate gas fire. Twin panel central heating radiator x 2.

KITCHEN (REAR)

6'9 x 6'5 (2.06m x 1.96m)

Single drainer stainless steel sink unit with mixer taps, 2 double door base units, double door wall unit, gas cooker point, UPVC double glazed window, single panel central heating radiator, UPVC double glazed window.

ON THE FIRST FLOOR

LANDING

UPVC double glazed window.

BEDROOM 1 (FRONT)

13' into bay x 9'6 (3.96m into bay x 2.90m)

UPVC double glazed bay window, single panel central heating radiator. 3 double door built in wardrobes.

BEDROOM 2 (REAR)

11'9 x 9'6 (3.58m x 2.90m)

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

BEDROOM 3 (REAR)

6'10 x 6'6 (2.08m x 1.98m)

UPVC double glazed bay window, single panel central heating radiator. IDEAL gas fired central heating boiler.

BATHROOM

6'8 x 5'4 (2.03m x 1.63m)

Panelled in bath with Triton fitted shower over. Pedestal wash hand basin, low flush w.c. UPVC double glazed window, single panel central heating radiator.

SIDE GARAGE

22'2 x 7'1 (6.76m x 2.16m)

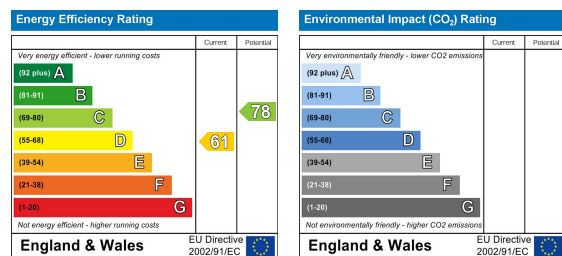
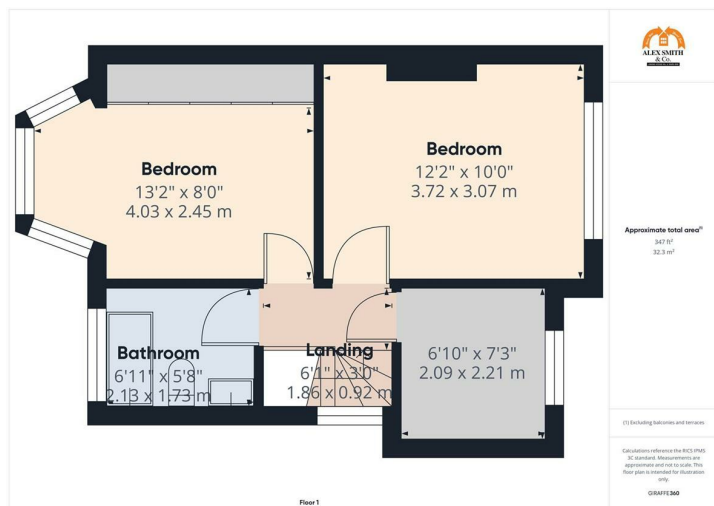
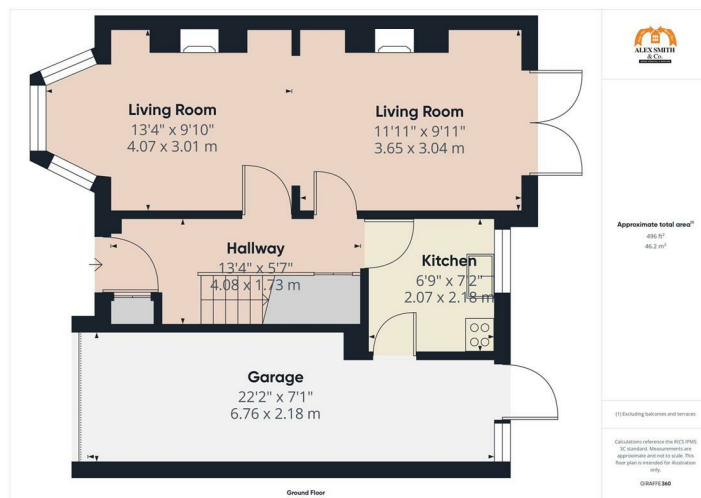
With access front and rear. Plumbing for automatic washing machine, electric power.

OUTSIDE

Rear garden with fenced borders.

COUNCIL TAX BAND:

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



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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