



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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121 Coleshill Road, Hodge Hill, Birmingham B36 8DY

Price £599,950

A unique opportunity to acquire a property on the recently constructed Beaufort Village Development.

A substantial, 5 bedroom, 2 reception room, 2 bathroom detached family residence, benefiting from underfloor heating (to the ground floor), gas fired central heating to the first and second floor and expensive double glazing throughout. The property has recently been re-carpeted and is immediately available. No upward chain. Approximate total area of the property is 1635 ft sq or 51.9 m sq.



Beaufort Village is located off the main Coleshill Road Hodge Hill close to the Fox & Goose Shopping Centre.

The property is accessed off the main Coleshill Road to a private block paved driveway that provides access to the properties on Beaufort Village Development.

The property stands well back from the roadway behind a neat lawned foregarden with block paved vehicular driveway providing 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.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

COMPOSITE FRONT DOOR LEADING TO

SPACIOUS RECEPTION HALL

Ceramic tiled floor, underfloor heating.

FITTED CLOAKROOM

Having ceramic tiled floor and half height tiled walls. Vanity wash hand basin, low flush w.c. underfloor heating.

OFF IS A BOILER ROOM

Housing the Worcester gas fired central heating boiler and the underfloor heating controls.

LOUNGE (FRONT)

13'2 x 10' (4.01m x 3.05m)

UPVC double glazed window, underfloor heating, spotlights.

FEATURE LOUNGE (REAR)

16'3 x 12'10 (4.95m x 3.91m)

Expensive bi folding doors, underfloor heating, spotlights.

FULL LENGTH DINING KITCHEN

27'2 x 10'4 (8.28m x 3.15m)

COMPRISING

KITCHEN (REAR)

15'10 x 10'4 (4.83m x 3.15m)

Single drainer sink unit with an extensive range of fitted kitchen units including a 5 ring gas hob with extractor fan over, eye level oven with built in microwave, integrated and concealed fridge, freezer, dishwasher and washing machine. UPVC double glazed window and spotlights.

DINING AREA (FRONT)

11'4 x 10'4 (3.45m x 3.15m)

Underfloor heating, UPVC double glazed window, spotlights, UPVC door to outside.

ON THE FIRST FLOOR

RETURN STAIRCASE LEADING TO LANDING

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

BEDROOM 2 (FRONT)

14'9 x 10'6 (4.50m x 3.20m)

2 UPVC double glazed windows, twin panel central heating radiator, spotlights.

BEDROOM 3 (REAR)

14' x 9' (4.27m x 2.74m)

UPVC double glazed window, twin panel central heating radiator, spotlights.

BEDROOM 4 (FRONT)

10'6 x 8'10 (3.20m x 2.69m)

UPVC double glazed bay window, twin panel central heating radiator, spotlights.

BEDROOM 5 (REAR)

9'7 x 8'9 max (2.92m x 2.67m max)

UPVC double glazed window, twin panel central heating radiator.

MODERN TILED BATHROOM

6'2 x 5'1 (1.88m x 1.55m)

Ceramic tiling to the walls and floor, panelled in bath with shower fitment over. Vanity wash hand basin, low flush w.c. heated towel rail, UPVC double glazed bay window, spotlights.

SECOND FLOOR

RETURN STAIRCASE LEADING TO

LANDING

UPVC double glazed window, spotlights.

MASTER BEDROOM 1

15'10 x 14'2 (4.83m x 4.32m)

Large twin panel central heating radiator, 2 UPVC double glazed Velux windows.

OFF IS A DRESSING ROOM

9'4 x 9' (2.84m x 2.74m)

Fitted cupboards and shelving.

EN SUITE SHOWER ROOM

9'7 x 7'6 (2.92m x 2.29m)

Shower cubicle, vanity wash hand basin with 2 drawers below, heated towel rail, UPVC double glazed window, spotlights, full height tiling.

OUTSIDE

Separate tradesman's side entrance.

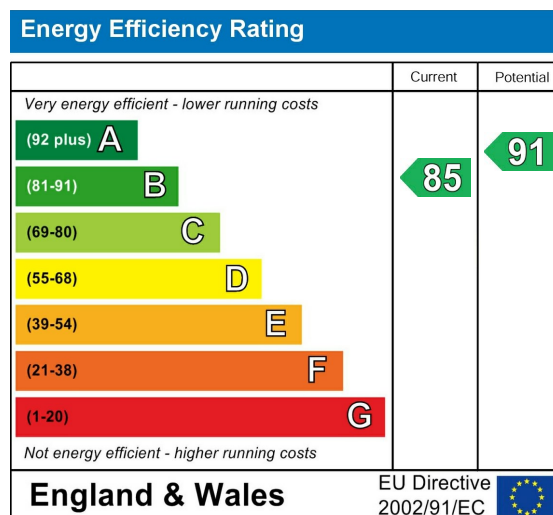
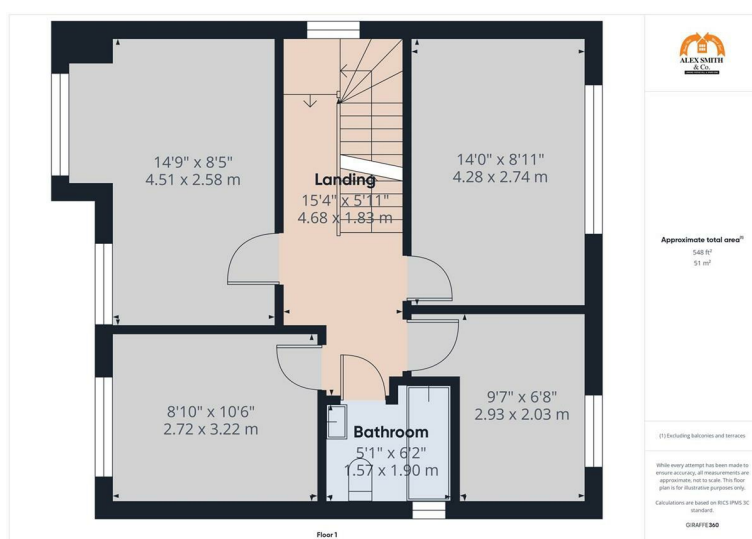
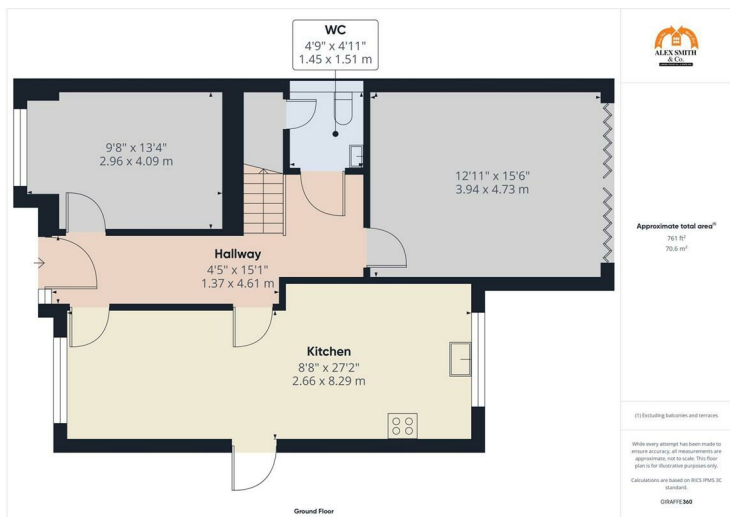
Paved side pathway and patio area.

Lawned rear garden with fenced borders.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band F Council Tax Payable Per Annum £3,231.11 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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