



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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9 Bromford Road, Hodge Hill, Birmingham B36 8HU

Price £249,995

A freehold, 3 bedroom semi detached family residence benefiting from gas fired central heating, UPVC double glazing and having off road parking space for 2 vehicles to the front. Total area of 924 ft sq or 85.8m sq.



Bromford Road is located in between Bromford Lane and Coleshill Road Hodge Hill with number 9 being close to the Bromford Lane access prior to the turn off for Bromford Drive.

The property stands well back from the roadway behind a paved foregarden/vehicular driveway that provides off road parking space to the front. In turn the property is built of traditional two storey brick construction and is surmounted by a ptched tiled roof having full height rounded bay to the front elevation.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

UPVC front door leading to

RECEPTION HALL

Laminated flooring, single panel central heating radiator, understairs store.

LOUNGE (FRONT)

17'6 into bay x 10'9 (5.33m into bay x 3.28m)

Matching laminated flooring, UPVC double glazed bay window, twin panel central heating radiator.

OPENING INTO

SITTING ROOM

12'2 x 9'3 (3.71m x 2.82m)

Matching laminated flooring, single panel central heating radiator, UPVC double glazed windows and door to outside.

KITCHEN (REAR)

9'5 x 7'1 (2.87m x 2.16m)

Single drainer stainless steel sink unit with hot and cold tap. Double door and 2 single door base units, 2 double door wall units, gas cooker point, wall mounted Worcester gas fired central heating boiler.

Door to outside.

ON THE FIRST FLOOR

LANDING

Double glazed window, linen and storage cupboard.

BEDROOM 1 (FRONT)

14'10 into bay x 10'9 (4.52m into bay x 3.28m)

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

BEDROOM 2 (REAR)

14' x 11'2 (4.27m x 3.40m)

Laminated flooring, UPVC double glazed window, single panel central heating radiator.

BEDROOM 3 (FRONT)

7' x 5'8 (2.13m x 1.73m)

Laminated flooring, UPVC double glazed window. Single panel central heating radiator.

BATHROOM (REAR)

7' x 5'6 (2.13m x 1.68m)

Panelled in bath with Triton t80si electric shower, pedestal wash hand basin, low flush w.c. heated towel rail, UPVC double glazed window.

OUTSIDE

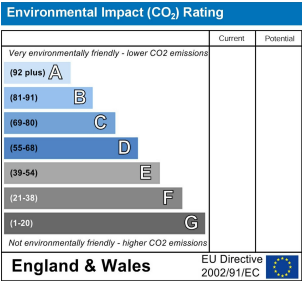
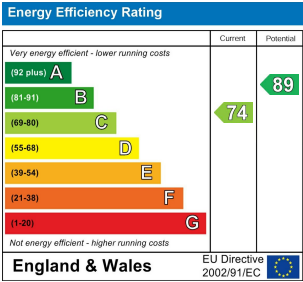
Separate tradesman's side entrance.

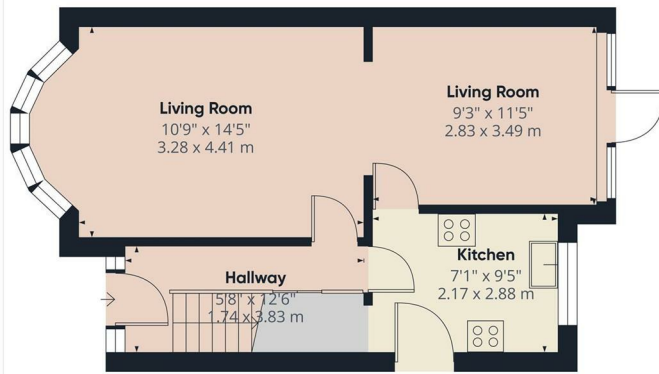
Side pathway.

Enlarged paved patio, lawned rear garden with timber garden store.

COUNCIL TAX BAND:

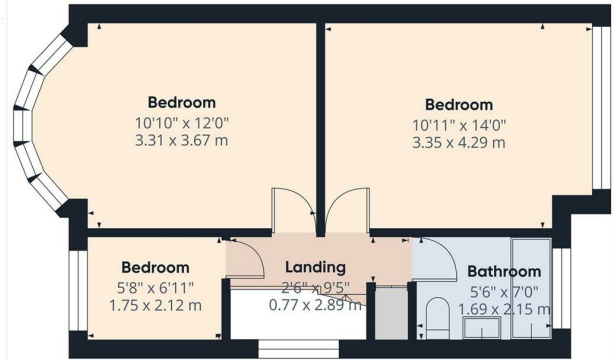
This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,988.44 Year 2025/26.





Approximate total area⁽¹⁾
423 sq ft
39.3 m²

(1) Excluding balconies and terraces.
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS (PAS) 55: Standard.
GRAFFES60



Approximate total area⁽¹⁾
418 sq ft
38.8 m²

(1) Excluding balconies and terraces.
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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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