



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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119 Hodge Hill Road, Hodge Hill, Birmingham B34 6DY

Price £269,950

MASSIVELY REDUCED !!!! An extended, freehold, 3 bedroom semi detached family residence with two reception rooms, benefiting from a 2 storey extension to the side elevation, that provides not only an enlarged ground floor cloaks cupboard/cloakroom but an extended 3rd bedroom, therefore making the third bedroom usable as a bedroom.

Further ground floor extensions to the rear lounge and kitchen, together with the installation of gas fired central heating, majority UPVC double glazing and double garage at rear with off road parking space to the front. 924 ft. sq. or 85.8 m. sq.



Hodge Hill Road is located off the main Stechford Road that runs in between Stechford Road and the main Coleshill Road Hodge Hill.

The property stands back from the roadway behind a neat foregarden with vehicular driveway providing off road parking space.

In turn the property is built of traditional two storey brick construction being surmounted by a replacement pitched tiled roof having full height bay to the front elevation and a small two storey side extension.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

COMPOSITE FRONT DOOR LEADING TO

RECEPTION HALL

Twin panel central heating radiator.

OFF IS AN EXTENDED CLOAKS CUPBOARD

With UPVC double glazed window. Understairs storage cupboard.

SITTING ROOM (FRONT)

12'9 x 9'11 (3.89m x 3.02m)

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

EXTENDED LOUNGE (REAR)

17'10 x 9'11 (5.44m x 3.02m)

Single panel central heating radiator, timber fire place, UPVC double glazed windows and double doors to outside.

EXTENDED KITCHEN (REAR)

11'11 x 9'10 (3.63m x 3.00m)

Single drainer sink unit with mixer taps, double door, 4 single door and a 3 drawer base unit all with rounded edge work surface over. 2 double door and a single door wall unit, 4 ring electric hob with oven below and extractor fan over. Plumbing for automatic washing machine, single panel central heating radiator, UPVC double glazed door and window.

ON THE FIRST FLOOR

LANDING

Loft access.

BEDROOM 1 (FRONT)

13'1 x 9'11 (3.99m x 3.02m)

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

BEDROOM 2 (REAR)

12'2 x 9'11 (3.71m x 3.02m)

UPVC double glazed window, single panel central heating radiator.

EXTENDED BEDROOM 3 (FRONT)

9'9 x 7'5 (2.97m x 2.26m)

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

BATHROOM (REAR)

7'8 x 5'3 (2.34m x 1.60m)

Panelled in bath, vanity wash hand basin with double door unit below. Low flush w.c. UPVC double glazed bay window, single panel central heating radiator, full height tiling.

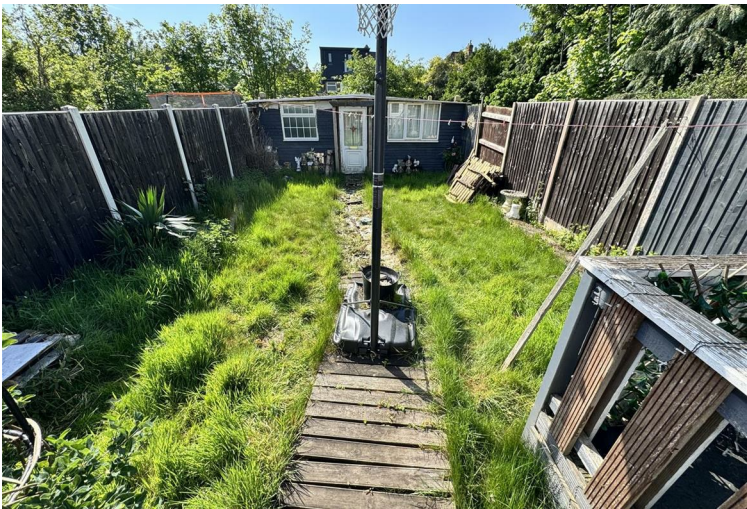
OUTSIDE

Rear decking.

Lawned rear garden. Double garage at rear with additional storage area.

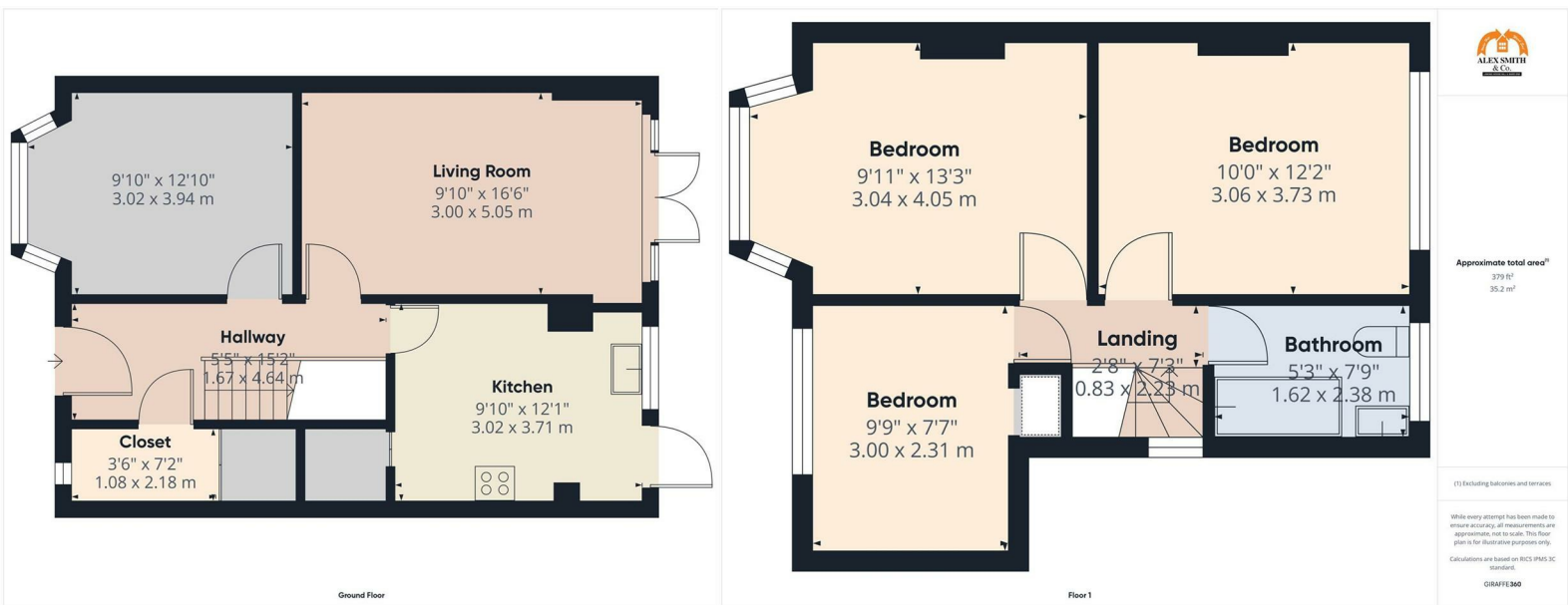
COUNCIL TAX BAND:

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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.