



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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62 Asholme Close, Bromford Bridge, Birmingham B36 8TJ

Price £189,950

An immaculate, freehold, 3 bedroom mid terraced family residence benefiting from gas fired central heating and UPVC double glazing.

Outstanding internal condition with modern fittings and being tastefully decorated throughout.



Asholme Close is situated off Bromford Road Hodge Hill.

The property is set back from the roadway on a walkway approach behind a neat foregarden with full length pathway access.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

BRICK BUILT PORCH

With composite front door. Ceramic tiled floor, UPVC double glazed bay windows.

RECEPTION HALL

Laminated flooring with staircase off. Access to both lounge and kitchen.

THROUGH LOUNGE

19'7 x 10' (5.97m x 3.05m)

Laminated flooring, UPVC double glazed window (front), with double glazed sliding patio doors to the rear. Feature fireplace with electric fire, expensive central heating radiator.

THROUGH DINING KITCHEN

19'7 x 9'1 (5.97m x 2.77m)

Laminated flooring, single drainer twin bowl sink unit with a range of recently fitted kitchen units comprising double door and 4 single door base units with drawers and work surface over. 2 double door and a single door wall unit, additional single door unit concealing the plumbing for automatic washing machine. 4 ring gas hob with oven below and extractor fan over.

Twin panel central heating radiator. Understairs storage cupboard, UPVC double glazed windows front and rear.

ON THE FIRST FLOOR

LANDING

Single panel central heating radiator.

Airing cupboard housing the Baxi gas fired central heating boiler.

Loft access off.

BEDROOM 1 (FRONT)

13' x 9'2 (3.96m x 2.79m)

Single panel central heating radiator, UPVC double glazed window, single door store.

BEDROOM 2 (REAR)

10'3 x 9'9 (3.12m x 2.97m)

UPVC double glazed window, single panel central heating radiator. single door store.

BEDROOM 3 (REAR)

8'9 x 8' (2.67m x 2.44m)

UPVC double glazed window, single panel central heating radiator, built in sliding 3 door wardrobe.

MODERN BATHROOM

6'1 x 5'6 (1.85m x 1.68m)

With a modern range of fittings comprising panelled in bath with multi head shower fitment, pedestal wash hand basin with double door unit below, heated towel rail, UPVC double glazed window.

SEPARATE TOILET

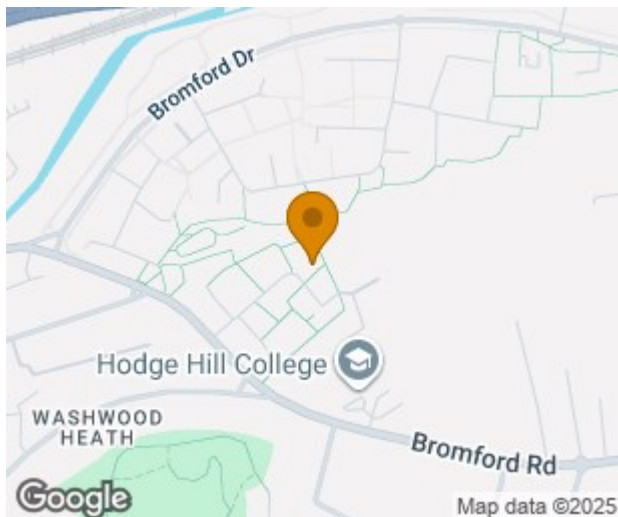
Full height tiling, low flush w.c. UPVC double glazed window.

OUTSIDE

Lawned rear garden with pedestrian access at rear.

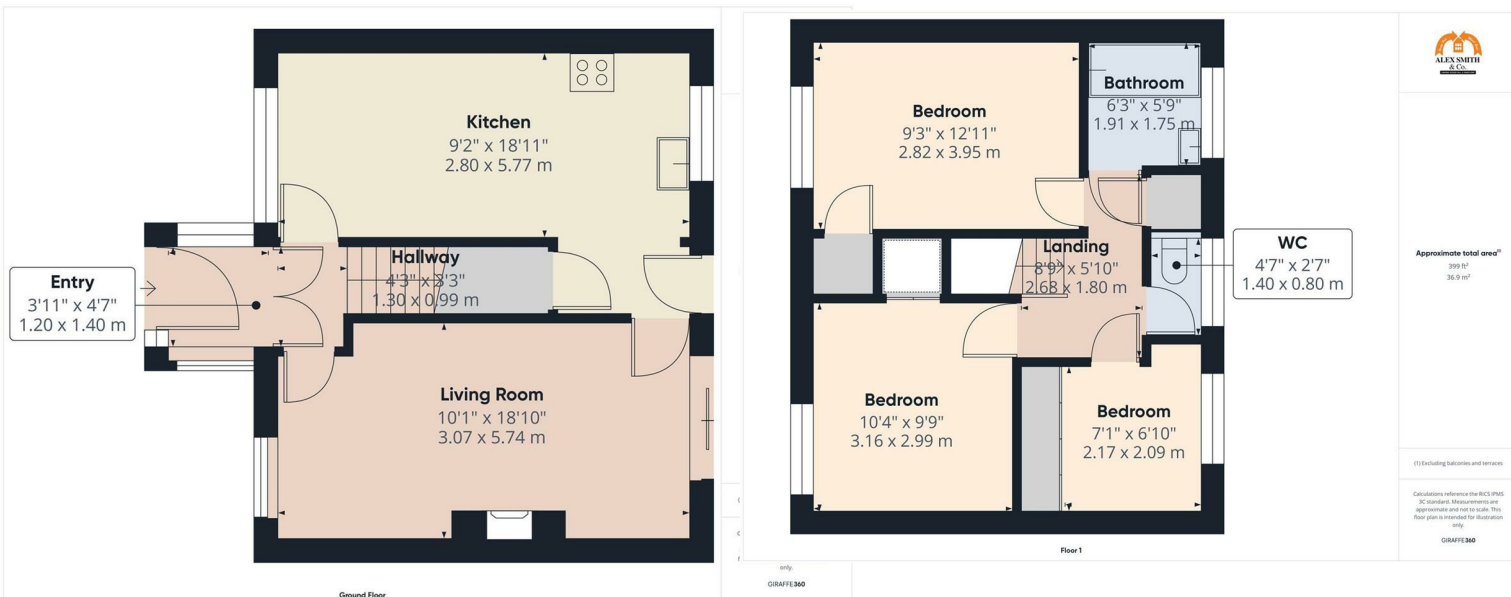
COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,491.33 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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.



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