



**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

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## 48 Goodwood Close, Bromford Bridge, Birmingham B36 8QB

**Price £199,950**

A very well maintained, freehold, 3 bedroom townhouse benefiting from gas fired central heating, UPVC double glazing and integral garage with off road parking space to the front.



Goodwood Close is located off the main Bromford Drive, Bromford Bridge which is accessible off Bromford Road.

The property stands well back from the roadway behind a full width block paved foregarden/vehicular driveway that provides off road parking space to the front.

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### PORCH ENTRANCE

With UP VC entrance door.

#### RECEPTION HALL

UPVC front door. Single panel central heating radiator. Full height meter cupboard.

#### STAIRCASE LEADING TO INNER LANDING

#### LOUNGE (REAR)

15'3 x 14'6 (4.65m x 4.42m)

Laminated flooring, polished fire surround with tiled hearth and inset. Twin panel central heating radiator, UPVC double glazed windows and double doors to rear garden.

#### STAIRCASE LEADING TO INNER LANDING

#### SEPARATE TOILET

Low flush w.c. vanity wash hand basin with single door base unit below. Single panel central heating radiator, UPVC double glazed window, BAXI gas fired central heating boiler.

#### KITCHEN (FRONT)

10'6 x 9'6 (3.20m x 2.90m)

Single drainer twin bowl sink unit with double door base unit below, further 3 single door base unit with work surface over, 2 double door and 2 single door wall units, double door larder unit, gas cooker point, plumbing for automatic washing machine, single panel central heating radiator, UPVC double glazed window.

#### STAIRCASE LEADING TO INNER LANDING

#### BEDROOM 1 (REAR)

14'7 x 8'7 (4.45m x 2.62m)

UPVC double glazed window, single panel central heating radiator.

#### BEDROOM 3 (REAR)

11'11 x 5'5 (3.63m x 1.65m)

UPVC double glazed window, single panel central heating radiator.

#### STAIRCASE LEADING TO INNER LANDING

Full height linen and airing cupboard.

#### BEDROOM 2 (FRONT)

10'6 x 8'4 (3.20m x 2.54m)

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

#### BATHROOM (FRONT)

7'10 max x 4' (2.39m max x 1.22m)

Full height tiling, panelled in bath. Separate shower cubicle with modern Triton shower fitment. Pedestal wash hand basin, UPVC double glazed window, single panel central heating radiator.

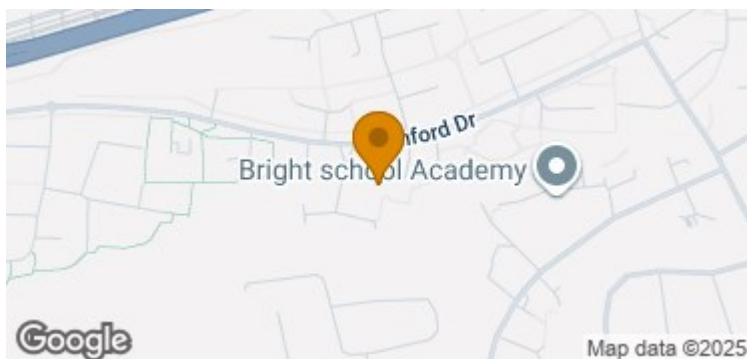
#### OUTSIDE

Tiered rear garden with full length pathway.

Modern rear decking and mature borders.

#### COUNCIL TAX BAND:

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	50	
(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.



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