



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
0121-784 6660
sales@alex-smith.co.uk
www.alex-smith.co.uk



84 Fairholme Road, Hodge Hill, Birmingham B36 8HP

Price £269,950

An extended and very much improved, freehold, 3 bedroom semi detached family residence with 2 ground floor reception rooms, an extended kitchen together with 3 bedrooms and modern tiled bathroom.

Other benefits include the installation of gas fired central heating and UPVC double glazing. Off road parking exists to the front with a shared vehicular driveway providing access to a rear in line garage and most attractive well presented and secluded lawned rear garden.



Fairholme Road is located in between Bromford Road and Bromford Lane.

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. A shared vehicular driveway provides access to the rear in line garage.

The property is built of traditional two storey brick construction and is surmounted by a replacement pitched tiled roof with full height bay to the front elevation.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

With UPVC double glazed door and windows. Ceramic tiled floor.

COMPOSITE FRONT DOOR

Leading to

RECEPTION HALL

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

FITTED CLOAKROOM

Low flush w.c. wash hand basin and UPVC double glazed window.

LOUNGE (FRONT)

12'3 into bay x 9'6 (3.73m into bay x 2.90m)

UPVC double glazed bay window, twin panel central heating radiator, marble Adams style feature fireplace with coal effect fitted gas fire.

EXTENDED LOUNGE (REAR)

18'11 x 9'5 (max) (5.77m x 2.87m (max))

Laminated flooring, marble Adams style feature fireplace with fitted coal effect gas fire, twin panel central heating radiator, UPVC double glazed sliding patio doors.

EXTENDED KITCHEN (REAR)

12'4 x 6'4 (3.76m x 1.93m)

Single drainer sink unit with mixer taps, double door, single door and 3 drawer base unit with rounded edge work surface over. 2 double door and a single door wall unit, plus a further single door wall unit that conceals the WORCESTER gas fired central heating boiler. Modern 4 ring gas hob with oven below and stainless steel chimney over. Plumbing for automatic washing machine and dishwasher, 2 UPVC double glazed windows and UPVC door to outside.

ON THE FIRST FLOOR

LANDING

UPVC double glazed window.

BEDROOM 1 (FRONT)

12'9 x 9'6 (3.89m x 2.90m)

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

BEDROOM 2 (REAR)

11'11 x 9'6 (3.63m x 2.90m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 3 (FRONT)

6'6 x 5'4 (1.98m x 1.63m)

UPVC double glazed window, single panel central heating radiator.

MODERN TILED BATHROOM (REAR)

6'8 x 5'2 (2.03m x 1.57m)

Panelled in bath with multi head shower fitment over. Vanity wash hand basin and low flush w.c. Heated towel rail and radiator, UPVC double glazed window.

OUTSIDE

SHARED DRIVEWAY LEADING TO

REAR IN LINE GARAGE

With metal up and over door.

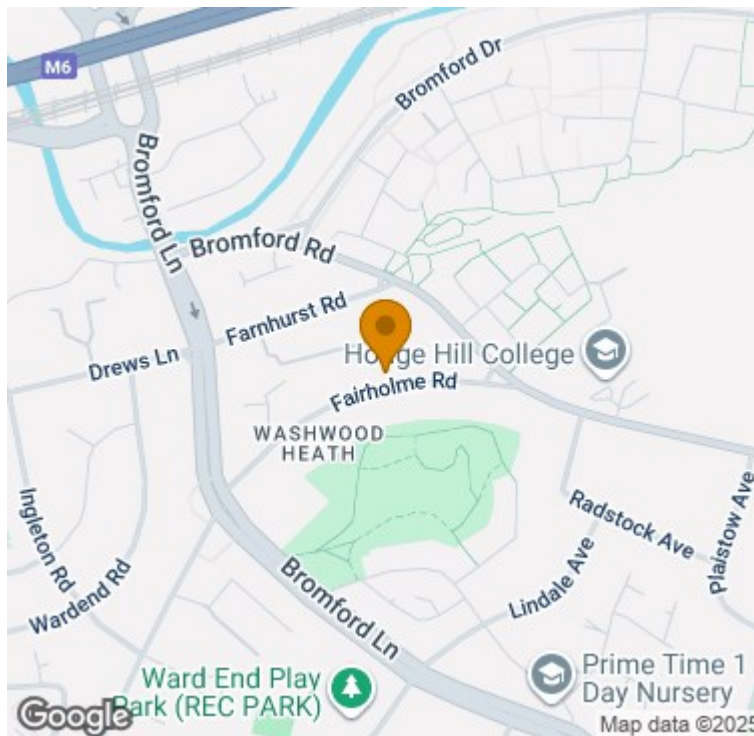
SEPARATE TRADESMANS SIDE ENTRANCE

Leading to a full width and well maintained large paved patio with gates leading to a most attractive lawned rear garden with mature borders.

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 | | |
| (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.



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

**23 COLESHILL ROAD
HODGE HILL
BIRMINGHAM B36 8DT
TEL: 0121-784 6660**