



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

**HODGE HILL**  
0121-784 6660  
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## 123 Hodge Hill Road, Hodge Hill, Birmingham B34 6DY

### Price £250,000

A freehold, extended 3 bedroom semi detached, two reception rooms, extended kitchen, UPVC double glazing, gas fired central heating and off road parking.

Please note the property also benefits from a new roof.

No upward chain.





Hodge Hill Road is located off Stechford Road Hodge Hill.

The property stands back from the roadway behind a majority paved foregarden/vehicular driveway that provides off road parking to the front.

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

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### PORCH ENTRANCE

With UPVC double glazed door and entrance.

#### RECEPTION HALL

Single panel central heating radiator, understairs storage cupboard.

#### LOUNGE (FRONT)

12'10 into bay x 9'11 (3.91m into bay x 3.02m)

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

#### LOUNGE (REAR)

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

Adams style fireplace with marble hearth, single panel central heating radiator, double glazed sliding patio doors.

#### EXTENDED KITCHEN (REAR)

17' x 8'3 (5.18m x 2.51m)

Ceramic tiled floor, single drainer stainless steel sink unit with mixer taps. Double door, 3 single door and a 3 drawer base unit all with rounded edge work surface over. Double door display unit. 3 single door wall units, 4 ring gas hob with eye level double oven.

Plumbing for automatic washing machine, UPVC double glazed door and window, twin panel central heating radiator, spotlights.

### ON THE FIRST FLOOR

#### LANDING

UPVC double glazed window, linen and storage cupboard. Loft access off.

#### BEDROOM 1 (FRONT)

13' into bay x 10' (3.96m into bay x 3.05m)

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

#### BEDROOM 2 (REAR)

12'4 x 9'10 (3.76m x 3.00m)

Twin panel central heating radiator, UPVC double glazed window.

#### BEDROOM 3 (FRONT)

7'5 x 5'5 (2.26m x 1.65m)

Single panel central heating radiator, UPVC double glazed window.

#### SHOWER ROOM

7'10 x 5'4 (2.39m x 1.63m)

Tiled walls with modern shower cubicle with fitted Triton fitted shower. Pedestal wash hand basin, low flush w.c. UPVC double glazed window, single panel central heating radiator, airing cupboard housing the WORCESTER gas fired central heating boiler.

#### OUTSIDE

Paved terrace.

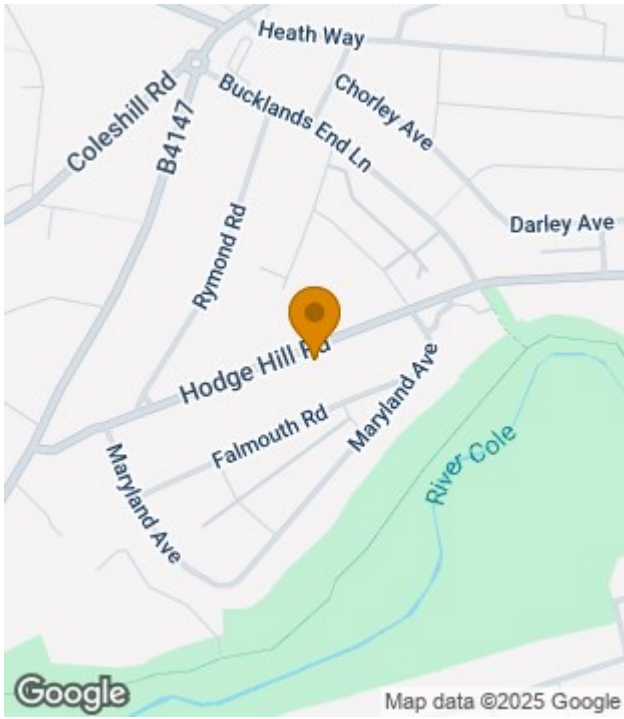
Lawned rear garden.

#### 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		77
(55-68) D	64	
(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.



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