



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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252 Coleshill Road, Hodge Hill, Birmingham B36 8BG

Price £450,000

A substantial and distinctive, freehold, 4 bedroom detached character residence benefiting from 2 spacious reception rooms, gas central heating, double glazing (UPVC to the front) and side garage with ample off road parking.

No Upward Chain.



Coleshill Road runs between the Fox & Goose Shopping Centre and the Cloak Garage Island with number 252 being located between the Clock Garage and the Hunters Moon Island.

The property is set well back from the roadway behind a neat lawned foregarden with enlarged vehicular driveway that provides ample off road parking space for multiple vehicles and access to the side side garage.

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 windows.

SPACIOUS RECEPTION HALL

11'2 x 10'11 (3.40m x 3.33m)

Twin panel central heating radiator, understairs storage cupboard, large double door cloaks cupboard.

Staircase to first floor.

DINING ROOM (FRONT)

15'1 x 12' (4.60m x 3.66m)

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

LOUNGE (REAR)

16'6 x 10'11 (5.03m x 3.33m)

Tiled feature fireplace and hearth with fitted gas fire, twin panel central heating radiator, aluminium framed double glazed sliding patio doors.

KITCHEN (REAR)

14' x 8'10 (4.27m x 2.69m)

Single drainer stainless steel sink unit with cold water tap and single door base unit below. Further 2 double door and a single door base unit, double door and 3 door display unit, full height larder unit, electric cooker point 2 aluminium framed double glazed windows.

Large walk in pantry.

RETURN STAIRCASE LEADING TO THE FIRST FLOOR AND LA

Double glazed window, loft access.

BEDROOM 1 (FRONT)

15'8 x 12' (4.78m x 3.66m)

UPVC double glazed window, twin panel central heating radiator.

BEDROOM 2 (REAR)

14' x 10'11 (4.27m x 3.33m)

Aluminium framed double glazed window, single panel central heating radiator.

BEDROOM 3 (REAR)

8'10 x 8'10 (2.69m x 2.69m)

Aluminium framed double glazed window, single panel central heating radiator, large full height storage cupboard.

BEDROOM 4 (FRONT)

10'9 x 8'6 (3.28m x 2.59m)

UPVC double glazed window, single panel central heating radiator.

MODERN SHOWER ROOM

7'2 x 5'10 (2.18m x 1.78m)

Double shower cubicle with Mira fitted shower. Vanity wash hand basin with 2 drawer base unit below. Full height linen and airing cupboard, heated towel rail, aluminium framed double glazed window.

SEPARATE TOILET

Low flush w.c. Aluminium framed double glazed window.

SIDE GARAGE

17'1 x 8'2 (5.21m x 2.49m)

DOUBLE DOOR ENTRANCE LEADING TO

UTILITY AREA

10'11 x 8'2 (3.33m x 2.49m)

Wall mounted Worcester gas fired central heating boiler, UPVC double glazed door and window.

OFF IS A SEPARATE TOILET

Low flush w.c.

ALSO OFF IS A SEPARATE COAL HOUSE

Plumbing for automatic washing machine.

OUTSIDE

Separate tradesman's side entrance.

Paved side pathway.

ATTRACTIVE LARGE LAWNED REAR GARDEN

Paved patio with cold water tap.

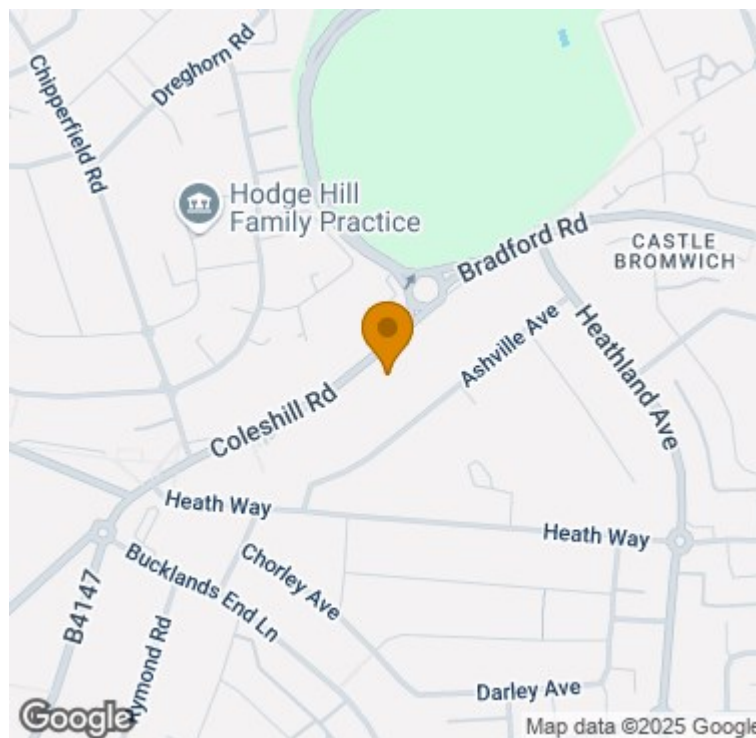
Secluded large lawned rear garden with mature borders.

Brick built greenhouse at rear.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band E Council Tax Payable Per Annum £2,734.11 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.



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