



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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512 Bromford Road, Hodge Hill, Birmingham B36 8AH

Asking price £169,950

REDUCED BY £10,000

An extended, Freehold 3 bedroomed semi with an extended kitchen and Utility area.

Other benefits include Upvc Double Glazing and a rear in line Garage with off road parking space to the front.

Overlooking Hodge Hill Common.



Bromford Road is located in between its junction with Coleshill Road and Bromford Lane with number 512 being situated close to the Coleshill Road Junction opposite Hodge Hill Common.

The property stands well back from the roadway behind a neat foregarden with enlarged tarmacadam vehicular driveway approach that provides car parking space to the front and a shared vehicular driveway to rear in line garage space.

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

Upvc double glazed windows and double doors.

Reception Hall

Upvc double glazed window, electric night storage heater, under stairs store, Upvc double glazed window.

Dining Room

13'5 into bay x 9'10 (4.09m into bay x 3.00m)

Upvc double glazed window, electric night storage heater, sliding double doors to:-

Lounge (rear)

13'2 x 9'10 (4.01m x 3.00m)

Polished fire surround with tiled hearth and fitted gas fire.

Extended Kitchen (rear)

12'10 x 5'9 min / 7'1 max (3.91m x 1.75m min / 2.16m max)

Ceramic tiled floor, single drainer twin bowl sink unit with mixer taps, double door and four single door base units, single door display unit, three single door wall units, four ringed gas hob with oven below and extractor fan over. Two Upvc double glazed windows.

Extended Utility

8'5 x 7'4 (2.57m x 2.24m)

Matching ceramic tiled floor, double door base unit with work surface over, plumbing for automatic washing machine, Upvc double glazed door and window.

On The First Floor

Landing

Upvc double glazed window.

Loft access.

Bedroom 1 (front)

13'4 into bay x 9'11 (4.06m into bay x 3.02m)

Upvc double glazed window, three door store.

Bedroom 2 (rear)

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

Upvc double glazed window, electric night storage heater.

Bedroom 3 (front)

6'5 x 5'9 (1.96m x 1.75m)

Upvc double glazed window.

Shower Room

7'6 x 5'2 (2.29m x 1.57m)

Shower cubicle with Triton fitted shower, pedestal wash hand basin, low flush WC, Upvc double glazed window and airing cupboard.

Outside

Paved patio.

Additional rear decking, well maintained lawned rear garden with mature borders.

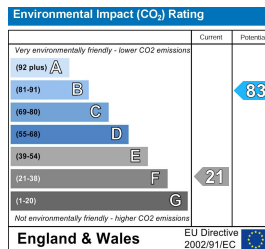
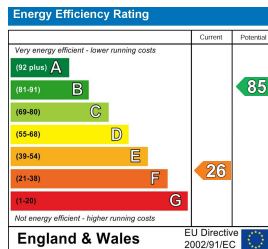
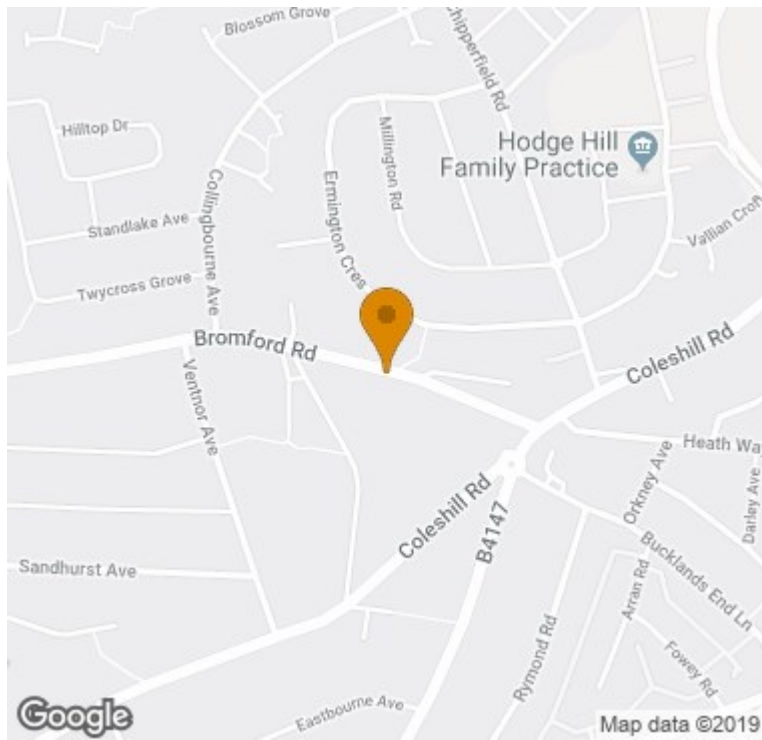
Shared vehicular driveway leading to dated rear in line garage/store.

Additional timber store.

Rear in Line Garage**COUNCIL TAX BAND:**

This Property falls into Birmingham Council Tax Band Council B Tax Payable Per Annum £1,168.07 Year 2017/2018.





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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