



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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7 Johnson Close, Hodge Hill, Birmingham B8 2RF

Asking price £360,000

A stunning family home with 4 substantial first floor bedrooms and a large ground floor extension providing an additional extended dining room and annex providing a 5th ground floor bedroom with en-suite shower room off.

Other benefits include gas fired central heating, Upvc double glazing, modern fittings and decorations throughout, a single car garage and large vehicular driveway with multi car parking spaces to the front.



A stunning family home with four substantial first floor bedrooms and a large ground floor extension providing an additional extended dining room and annex providing a fifth ground floor bedroom with en-suite shower room off.

Other benefits include gas fired central heating, UPVC double glazing, modern fittings and decoration throughout. A single car garage and large vehicular driveway with multi car parking space to the front.

Johnson Close is situated off Ashby Close, which in turn leads off Old Bromford Lane (leading off the main Bromford Lane).

The property stands well back from the roadway behind a full width block paved vehicular driveway, that provides multi car parking space to the front. In turn the property is built of traditional two storey brick construction and is surmounted by a 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 window.

Reception Hall

Ceramic tiled floor, single panel central heating radiator, staircase off.

Fitted Ground Floor Cloakroom

Matching ceramic tiled floor, low flush w.c. wash hand basin with tiled splashback and double door base unit below. Single panel central heating radiator, UPVC double glazed window.

Spacious Through Lounge

28'4 x 11'3 (8.64m x 3.43m)

Expensive laminated flooring, brick built fireplace with quarry tiled hearth and fitted log effect gas fire. Two twin panel central heating radiators, UPVC double glazed bay window, additional UPVC window to the side.

Modern Fitted Kitchen (rear)

9'11 x 9'4 (3.02m x 2.84m)

Ceramic tiled floor, single drainer stainless steel sink unit with mixer taps. Double door, 2 corner double door, 3 single door a 4 drawer and further 3 drawer base unit all with rounded edge work surface over. Double door, corner double door and 2 single door wall units, modern 5 ring gas hob with chimney over and eye level double oven. Twin panel central heating radiator, understairs pantry.

Utility Area

8'1 x 5'7 (2.46m x 1.70m)

Ceramic tiled floor. Single drainer stainless steel sink unit with mixer taps and double door base unit below. Double door and single door wall unit, plumbing for automatic washing machine, Worcester gas fired central heating boiler, single panel central heating radiator, access to Garage. Plus access to

Extended Dining Room (rear)

16'1 x 9'9 (4.90m x 2.97m)

Ceramic tiled floor, UPVC double glazed doors (to outside rear) and UPVC single door (to outside side). UPVC double glazed window, twin panel central heating radiator, access to the extended annex comprising

Extended Bedroom 5 (rear)

12'2 x 7'5 (3.71m x 2.26m)

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

Full height walk in wardrobe Off is a

En-Suite Shower Room

With tiled floor, fitted shower unit, pedestal wash hand basin, low flush w.c. single panel central heating radiator, UPVC double glazed window.

Access to the annex area is off the main lounge and also the extended dining area.

FIRST FLOOR

Landing

Linen and storage cupboard. Loft access.

Bedroom 1 (front)

13' x 11'10 (3.96m x 3.61m)

Laminated flooring, UPVC double glazed bay window, twin panel central heating radiator. Two double door built in wardrobes with central dressing table. Off is an

En-Suite Shower Room

7'3 x 6'2 (2.21m x 1.88m)

Tiled shower cubicle, pedestal wash hand basin, low flush w.c. Heated towel rail, UPVC double glazed window, shaver point.

Bedroom 2 (rear)

12'8 x 9'9 min / 12'11 max (3.86m x 2.97m min / 3.94m max)

Laminated flooring, UPVC double glazed window, single panel central heating radiator. Two double door built in wardrobes with central dressing table.

Bedroom 3 (rear)

12' max x 10'1 (3.66m max x 3.07m)

UPVC double glazed window, single panel central heating radiator.

Bedroom 4 (front)

14'9 x 8'5 (4.50m x 2.57m)

Laminated flooring, UPVC double glazed window, single panel central heating radiator, double door and 3 single door built in wardrobes.

Bathroom

6'11 x 6'9 (2.11m x 2.06m)

Ceramic tiled floor, panelled in bath, pedestal wash hand basin, low flush w.c. UPVC double glazed window, heated towel rail, shaver point.

OUTSIDE

Separate tradesman's side entrance, built in side store/workshop area. Paved patio, lawned rear garden with fenced and flowered borders.

Integral Garage

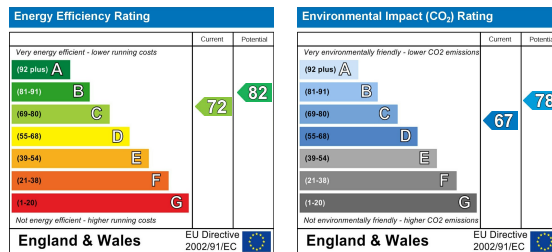
17'4 x 8'6 (5.28m x 2.59m)

Metal up and over door. Wall and base storage units.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band E Council Tax Payable Per Annum £1,976.45 Year 2019/2020





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) or 0121 748 4333 (Castle Bromwich)

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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