



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

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



## **1 Regal Croft, Bromford Bridge, Birmingham B36 8TA** **Asking price £175,000**

An extended, Freehold 3 bedroom semi with extended conservatory, gas ducted air central heating, Upvc double glazing and side garage.

No upward chain.



Regal Croft is located off York Drive which in turn leads of the main Bromford Drive, Bromford Bridge.

The property is set back behind a neat foregarden with block paved vehicular driveway approach providing off road parking space to the front as well as access to the side garage.

The property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof.

### **The Internal Accommodation Briefly Comprises:-**

#### **On The Ground Floor**

##### **Porch Entrance**

Upvc double glazed sliding patio doors, ceramic tiled floor.

Aluminium framed double glazed door leading to:-

##### **Reception Hall**

Electric wall heater, staircase off, cloaks cupboard.

##### **Lounge (front)**

14'3 x 12'8 (4.34m x 3.86m)

Upvc double glazed window, central heating vent.

Opening to:-

##### **Dining Room (rear)**

12'11 x 7'10 (3.94m x 2.39m)

Central heating vent, double glazed sliding patio doors leading to:-

##### **Extended Conservatory**

15'7 x 5'9 (4.75m x 1.75m)

Ceramic tiled floor, Upvc double glazed door and windows.

##### **Kitchen (rear)**

12'2 x 7'7 (3.71m x 2.31m)

Single drainer twin bowl sink unit with mixer taps. A range of refitted wall and base units, gas cooker point, plumbing for automatic washing machine, aluminium framed double glazed window, Upvc door to outside.

#### **On The First Floor**

##### **Landing**

Central heating vent, airing cupboard housing the hot copper cylinder water tank, Upvc double glazed window, loft access off.

##### **Bedroom 1 (front)**

14'7 x 8'7 minimum (4.45m x 2.62m minimum)

Central heating vent, two sliding double door wardrobes, Upvc double glazed window.

##### **Bedroom 2 (rear)**

12'1 x 8'2 (3.68m x 2.49m)

Upvc double glazed window, central heating vent.

##### **Bedroom 3 (front)**

10'3 x 6'10 (3.12m x 2.08m)

Upvc double glazed window.

##### **Family Bathroom (rear)**

7'7 x 5'7 (2.31m x 1.70m)

Avocado Green suite comprising:- panelled in bath with shower fitment over, pedestal wash hand basin, low flush WC.

##### **Outside**

Separate tradesman side entrance, paved patio with cold water tap, rear garden.

##### **Side Garage**

19'9 x 7'8 (6.02m x 2.34m)

Metal up and over door, additional timber garden store.

##### **COUNCIL TAX BAND:**

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,239.77 Year 2018/2019.

##### **Private Survey**

HAVE YOU FOUND A PROPERTY AND NEED A SURVEY?

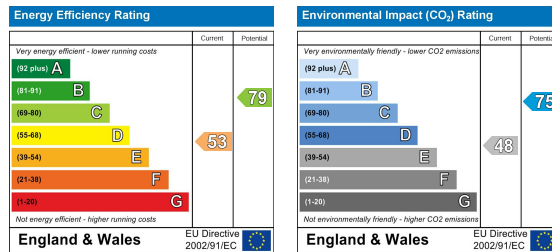
If you're looking to buy another home, and need a survey, why not let Alex Smith F.R.I.C.S. help you? With over 40 years experience carrying out home buyer surveys throughout the Birmingham Area. Independent advice from a Chartered Surveyor, reports that can include your individual requirements, ability to re-negotiate purchase price if major defects are found and be well informed in making one of your largest financial decisions.

Why not give me a call on 0121 784 6660.

Kind regards.

Amanda Bull. M.N.A.E.A.  
Alex Smith & Company





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