



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

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



## **57 Hodge Hill Road, Hodge Hill, Birmingham B34 6DX** **Asking price £200,000**

A traditional, Freehold 3 bedroomed semi with extended full width sun lounge, gas central heating, Upvc double glazing and side garage (split between storage and utility), off road parking space to the front, excellent rear garden.

The property was re-roofed in 2018



Hodge Hill Road is located off Stechford Road which in turn leads between Stechford Lane and the main Coleshill Road, Hodge Hill.

The property stands back from the roadway behind a neat lawned foregarden with full length vehicular driveway approach that provides 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 which was replaced in 2018.

The property has a full height bay to the front elevation.

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

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

##### **Porch Entrance**

##### **Reception Hall**

Under stairs storage cupboard.

##### **Dining Room (front)**

13'5 into bay x 10'2 (4.09m into bay x 3.10m)

Upvc double glazed bay window, single panel central heating radiator, coved cornice to ceiling.

##### **Lounge (rear)**

13'9 x 10'2 (4.19m x 3.10m)

Polished fire surround with marble hearth and inset, fitted coal effect gas fire, coved cornice to ceiling.

Access to:-

##### **Extended Full Width Sun Lounge (rear)**

26'10 x 7'11 (8.18m x 2.41m)

Upvc double glazed windows and doors to outside as well as access to side utility area.

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

8'11 x 8'11 (2.72m x 2.72m)

Single drainer twin bowl sink unit with mixer taps, double door and three single door base units all with rounded edge work surface over, two double door and a single door wall unit, full height double door display unit, gas cooker point, single panel central heating radiator, full height pantry.

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

##### **Landing**

Upvc double glazed window.

Large loft access with pull down ladder.

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

13'6 into bay x 10'3 (4.11m into bay x 3.12m)

Upvc double glazed bay window, twin panel central heating radiator.

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

12'11 x 10'3 (3.94m x 3.12m)

Upvc double glazed window, single panel central heating radiator.

##### **Bedroom 3 (rear)**

9' x 7'4 (2.74m x 2.24m)

Upvc double glazed window, single panel central heating radiator.

##### **Family Bathroom (front)**

7'8 x 5'7 (2.34m x 1.70m)

Panelled in bath with shower attachment, pedestal wash hand basin, low flush WC, heated towel rail, Upvc double glazed window.

##### **Side Garage - Split between:-**

Storage (front) and Utility (rear).

##### **Store (front)**

6'8 x 6'1 (2.03m x 1.85m)

Double door entrance to the front.

##### **Utility (rear)**

7'11 x 6'4 (2.41m x 1.93m)

Plumbing for automatic washing machine, work bench, power and lighting.

##### **Covered Side Passage Leading to:-**

Sun Lounge and outside.

##### **Outside**

Paved patio, large lawned rear garden, timber garden store.

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

This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,416.88 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.

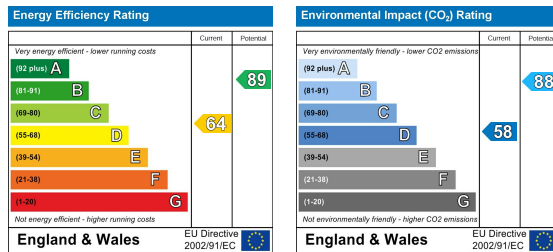
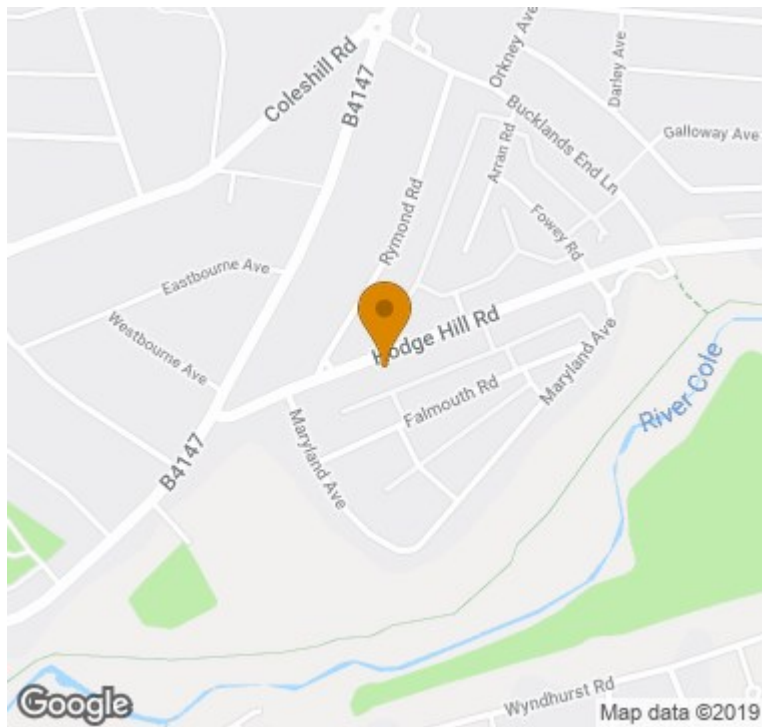
Why not give me a call on 0121 784 6660.

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.



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

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