



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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



40 Old Bromford Lane, Hodge Hill, Birmingham B8 2RP

Asking price £180,000

A Freehold 2 bedroom detached bungalow located off the main "Old Bromford Lane" on a large plot offering good sized gardens front and rear and a lot of space for off road parking.

Other benefits include spacious accommodation, gas fired central heating, Upvc double glazing and a side car port.



Old Bromford Lane is located off the main Bromford Lane with access also available off Lindale Avenue and St Margarets Road.

Number 40 and 42 Old Bromford Lane are two detached bungalows that are located at the rear of the traditional semi detached houses that occupy the road.

The access driveway is located on Old Bromford Lane shortly after turning in off Lindale Avenue.

The driveway approach leads you to the bungalow which has a walled and gated entrance.

The lawned garden also provides vehicular access and a substantial amount of car parking space as well as a driveway to a side carport.

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

The Internal Accommodation Briefly Comprises:-

On The Ground Floor

Entrance at rear Upvc front door.

Vestibule Entrance

With laminated flooring.

Kitchen

12'4 min x 11'8 (3.76m min x 3.56m)

Laminated flooring, single drainer stainless sink unit with mixer taps, three double door base units with rounded edge work surface over, three double door wall units, full height double door larder unit, gas cooker point, plumbing for automatic washing machine, single panel central heating radiator, Upvc double glazed door and window.

Spacious Lounge

15'9 x 15'7 (4.80m x 4.75m)

Stone feature fire place, fitted gas fire, laminated flooring, single panel central heating radiator, Upvc double glazed sliding patio doors overlooking a secluded rear garden.

Inner landing

Bedroom 1

13'10 x 12'9 (4.22m x 3.89m)

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

Bedroom 2

13'6 x 9'2 (4.11m x 2.79m)

Upvc double glazed window, single panel central heating radiator, wall mounted Worcester Gas Fired Central Heating Boiler.

Modern Shower Room

9'2 x 5'7 (2.79m x 1.70m)

Low flush WC, double shower cubicle with modern shower fitting, large vanity wash hand basin with two drawers below, expensive wall tiling, heated towel rail, Upvc double glazed window.

Outside

Side Car Port

With driveway approach and ample off road parking for many cars/vans.

Secluded Rear Garden

With spacious lawns.

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?

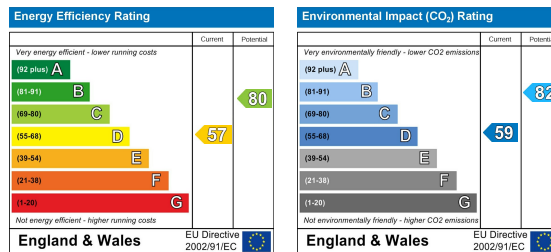
If you're looking to buy another home, and need a survey, why not let Alex Smith F.R.I.C.S. help you? With over 40 years experience carrying out home buyer surveys throughout the Birmingham Area. Independent advice from a Chartered Surveyor, reports that can include your individual requirements, ability 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