



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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428 Bromford Road, Hodge Hill, Birmingham B36 8JH **Asking price £250,000**

A traditional, Freehold, 3 bedroom semi detached house with two ground floor reception rooms, gas central heating and majority double glazing.

Driveway providing off road parking and leading to the side garage.



Bromford Road is located in between Bromford Lane and the main Coleshill Road, Hodge Hill with number 428 situated close to its junctions with Ventnor Avenue and Collingbourne Avenue.

The property stands well 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 property's garaging.

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

Reception Hall

Twin panel central heating radiator, under stairs storage cupboard.

Sitting Room (front)

13'10 into bay x 10'1 (4.22m into bay x 3.07m)

Wall mounted gas fire, twin panel central heating radiator, double glazed window.

Dining Room (rear)

13'3 x 10'6 (4.04m x 3.20m)

Wall mounted gas fire, single panel central heating radiator.

Kitchen (rear)

10'6 x 7'4 (3.20m x 2.24m)

Twin drainer stainless steel sink unit with three door base unit below and mixer taps. Gas cooker point, wall mounted Worcester Gas Fired Central Heating Boiler, twin panel central heating radiator, aluminium framed double glazed window, full height pantry.

On The First Floor

Landing

Bedroom 1 (front)

14'6 into bay x 10'11 (4.42m into bay x 3.33m)

single panel central heating radiator, double glazed window.

Bedroom 2 (rear)

13'2 x 10'5 (4.01m x 3.18m)

Single panel central heating radiator, double glazed window.

Bedroom 3 (front)

8'5 x 6'11 (2.57m x 2.11m)

Double glazed window, single panel central heating radiator, single door store.

Family Bathroom

9'1 x 7'5 (2.77m x 2.26m)

Panelled in bath, pedestal wash hand basin, single panel central heating radiator, airing cupboard, double glazed window.

Separate Toilet

Low flush WC.

Side Garage

21'1 x 6'11 (6.43m x 2.11m)

Plumbing for automatic washing machine, work bench, Upvc double glazed door and window.

Outside

Full width paved patio, lawned rear garden.

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

If You Are Hoping To Buy An Alternative Property, Instruct Alex Smith F.R.I.C.S., With Over 40 Years Experience Carrying Out Home Buyer Surveys Throughout The Birmingham Area.

Independent Advice From A Chartered Surveyor. Reports Can Include Your Individual Requirements. Ability to Re-Negotiate Purchase Price if Major Defects Are Found. Be Well Informed In Making One Of Your Largest Financial Decisions.

Contact Amanda on 0121 784 6660 or email amanda@alex-smith.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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