



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
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96 Coleshill Road, Hodge Hill, Birmingham B36 8AD

Asking price £425,000

A substantial, Freehold detached bungalow occupying a wide plot. An outstanding opportunity to either purchase a one off family home or create a development of a new property.

The present accommodation is 2 bedrooms and 2 spacious lounges plus a breakfast kitchen and family bathroom with large out-buildings, utility area's and garaging at the side.

Large gardens front and rear.



Coleshill Road is located through the heart of Hodge Hill and can be accessed either from Bromford Lane, Washwood Heath Road or Stechford Lane (via the Fox & Goose) alternatively Bromford Road and Stechford Road via it's access at the Hunters Moon Island.

This substantial bungalow is located well back from the roadway behind a large lawned foregarden with substantial vehicular driveway approach providing off road parking space to the front.

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

Inner Porch Entrance

Upvc front door.

Reception Hall

Laminated flooring, twin panel central heating radiator.

Off are two large full height walk in storage cupboards one of which has the benefit of plumbing for an automatic washing machine.

Superb Freature Lounge (rear)

21'3 x 16'11 max (6.48m x 5.16m max)

Laminated flooring, polished Adams Style Fire Place with tiled hearth and inset, twin panel central heating radiator, Upvc double glazed window and double glazed sliding patio doors at the rear. Centre and four double light points.

Lounge / Bedroom

13'8 into bay x 11'10 (4.17m into bay x 3.61m)

Polished Adams Style Fireplace, Upvc double glazed bay window, twin panel central heating radiator, two double wall light points.

Refitted Breakfast Kitchen (front)

11'11 x 11'10 (3.63m x 3.61m)

Single drainer twin bowl sink unit with mixer taps, three double door a single door and two three drawer base units all with work surface over. Central Island and a range of wall and display units, gas cooker point, Upvc double glazed window, twin panel central heating radiator.

Bedroom 1 (rear)

12'11 x 10'1 (3.94m x 3.07m)

Upvc double glazed window, twin panel central heating radiator, three double door and a single door built in wardrobe with bonnet cupboards over, centre and two single wall light points.

Bedroom 2 (front)

9'11 x 9'1 (3.02m x 2.77m)

Upvc double glazed window, twin panel central heating radiator.

Family Bathroom

12'11 x 5'1 (3.94m x 1.55m)

Panelled in bath with shower attachment and tiled splash-back, separate shower cubicle, pedestal wash hand basin, low flush WC, single panel central heating radiator, Upvc double glazed window.

Side Work Shop / Utility

10'10 x 8'5 (3.30m x 2.57m)

Stone floor, access from outside (front) and off the kitchen.

Leading to:-

Covered Work Shop

26'10 x 8' (8.18m x 2.44m)

Matching stone floor, cold water tap providing access to former:-

Rear in Line Garage

19'7 x 7'6 (5.97m x 2.29m)

Double door entrance.

Small rear glazed verandah.

Outside

Separate tradesman side entrance, crazy paved patio, large and secluded rear garden with mature trees, bushes and shrubs.

COUNCIL TAX BAND:

This Property falls into Council Tax Band E Council Tax Payable Per Annum £1,948.23 Year 2018/2019.

Private Survey

HAVE YOU FOUND A PROPERTY AND NEED A SURVEY?

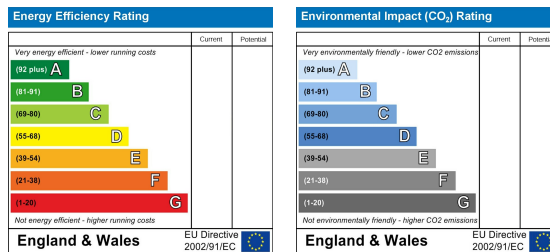
If you're looking to buy another home, and need a survey, why not let Alex Smith F.R.I.C.S. help you? With over 40 years experience carrying out home buyer surveys throughout the Birmingham Area. Independent advice from a Chartered Surveyor, reports that can include your individual requirements, ability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