



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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32 Johnson Close, Hodge Hill, Birmingham B8 2RF

Asking price £365,000

A MUCH EXTENDED freehold 5 bedroom detached house with various single and double storey extensions. The property benefits from TWO substantial kitchens, a minimum of 4/5 reception rooms, a large extended first floor bathroom with separate shower room, gas central heating, Upvc double glazing and a large driveway for ample off road parking space to the front.



A much extended freehold, five bedroomed detached house with various single and double storey extensions, improvements and modernisations.

The property benefits from two substantial kitchens, a minimum of four/five reception rooms, a large extended first floor bathroom with separate shower room, gas central heating, UPVC double glazing and a large driveway with ample parking to the front.

Johnson Close is located off Ashby Close, which in turn leads off Old Bromford Lane (Bromford Lane).

The property stands well back from the roadway, behind a large paved foregarden/vehicular driveway that provides off road parking space to the front.

The property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof with a large double storey and additional single storey extension.

THE ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

Porch Entrance

With UPVC double glazed windows and sliding patio doors.

Reception Hall

Laminated flooring. Single panel central heating radiator.

Off is a Fitted Cloakroom

Laminated flooring. Low flush w.c. wash hand basin, single panel central heating radiator, UPVC double glazed window, alarm control box.

Lounge (front)

18'9 x 11'5 (5.72m x 3.48m)

Laminated flooring, UPVC double glazed window. Twin panel central heating radiator. Fitted coal effect gas fire.

Internally Extended and refitted full width Dining

19'5 x 16'3 max / 12'3 min (5.92m x 4.95m max / 3.73m min)

Ceramic tiled floor. Single drainer stainless steel sink unit with mixer taps. Double door, two single door and two 3 pan drawer base units. An enclosed single door storage cupboard, all with rounded edge work surface over. Single door display unit, three single door wall units, single panel central heating radiator, UPVC double glazed window and UPVC double glazed sliding patio doors leading to

Extended Working Second Kitchen

Single drainer stainless steel sink unit with mixer taps and a range of wall and base kitchen units. Ample work surface, gas cooker point, plumbing for automatic washing machine. Large industrial extractor fan, UPVC double glazed windows and door to outside.

Extended Brick / Upvc Double Glazed Conservatory

19'7 x 9'5 min (5.97m x 2.87m min)

Ceramic tiled floor, UPVC double glazed windows and two sets of UPVC double doors.

Temple Room (former integral garage) (front)

13'7 x 7'9 (4.14m x 2.36m)

Ceramic tiled floor, UPVC double glazed window.

Extended Sitting Room (rear)

13'3 x 7' (4.04m x 2.13m)

Laminated flooring, single panel central heating radiator, UPVC double glazed sliding patio doors.

Leading to

Extended Study / Play Room (front)

15'5 x 6'11 (4.70m x 2.11m)

Laminated flooring, UPVC double glazed window, single panel central heating radiator.

FIRST FLOOR

Spacious Landing

Loft access, full height linen and storage cupboard.

Master Bedroom 1 (front)

14'1 x 12'3 (4.29m x 3.73m)

Laminated flooring. Expensive range of modern fitted bedroom furniture comprising a glass fronted three door sliding wardrobe with two additional full height single door wardrobe. Ample bedside cabinets and bonnet storage cupboard above. UPVC double glazed bay window, single panel central heating radiator.

Tiled en-Suite Shower Room

7'11 x 4'5 (2.41m x 1.35m)

Tiled shower cubicle with modern shower fitment. Pedestal wash hand basin, low flush w.c. heated towel rail. UPVC double glazed window. Two single door storage cabinets. Ceramic tiled floor.

Bedroom 2 (rear)

11'4 x 9'2 (3.45m x 2.79m)

Laminated flooring. UPVC double glazed window. Single panel central heating radiator.

Bedroom 3 (rear)

9'1 x 7'10 (2.77m x 2.39m)

UPVC double glazed window, laminated flooring, single panel central heating radiator.

Bedroom 4 (front)

14'7 x 7'8 (4.45m x 2.34m)

Laminated flooring, UPVC double glazed window, single panel central heating radiator, enclosed double door wardrobe.

Bedroom 5 (front)

10'4" x 7'3" (3.15m x 2.21m)

Laminated flooring, UPVC double glazed window, single panel central heating radiator.

Extended Tiled Bathroom (rear)

13'3 x 7'9 (4.04m x 2.36m)

Panelled in bath with shower attachment, separate shower cubicle with modern shower fitment, vanity wash hand basin, low flush w.c. Double door and single door storage unit, heated towel rail, single panel central heating radiator, UPVC double glazed window.

OUTSIDE

Separate tradesman's side entrance.

Paved rear garden.

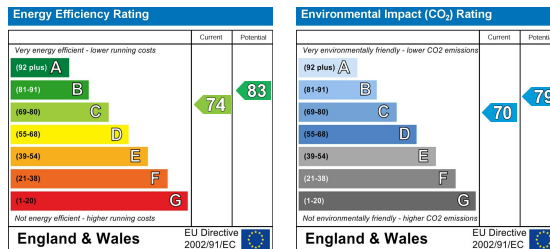
Large timber store.

Secluded borders.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band E Council Tax Payable Per Annum £1,758.11 Year 2017/2018





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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