



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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



486 Bromford Road, Hodge Hill, Birmingham B36 8AH

Asking price £210,000

A very well maintained, improved and extended, freehold 3 bedroom semi with kitchen extension.

Gas central heating, Upvc double glazing and off road parking space to the front. Virtual tour and floor plan now available online.



Bromford Road is located in between it's junction with Bromford Lane and the main Coleshill Road.

Number 486 Bromford Road is situated opposite Hodge Hill Common.

The property stands well back from the roadway behind a recently laid block paved foregarden/vehicular driveway that provides multi car parking space to the front.

The property is built of traditional 2 storey brick construction and is surmounted by a pitched tiled roof having full height bay to the front elevation.

THE MOST ATTRACTIVE AND WELL PRESENTED PROPERTY BR

ON THE GROUND FLOOR

UPVC double glazed front door entrance.

RECEPTION HALL

Single panel central heating radiator, UPVC double glazed window. Laminated flooring. Double door meter cupboard.

DINING ROOM (FRONT)

13'1 x 9'9 (3.99m x 2.97m)

UPVC double glazed bay window, single panel central heating radiator.

OPENING TO

LOUNGE (REAR))

13' x 9'9 (3.96m x 2.97m)

Double door storage unit, single panel central heating radiator, double glazed sliding patio doors to rear decking.

EXTENDED AND REFITTED KITCHEN (REAR)

17'6 x 6'7 (5.33m x 2.01m)

Single drainer twin bowl sink unit with mixer taps, 6 double door modern built in base units with rounded edge work surface over. 5 double door wall units, modern 4 ring LOGIK electric hob with oven below with stainless steel chimney over. Under cabinet lighting, plumbing for automatic washing machine, UPVC double glazed door and window.

ON THE FIRST FLOOR

LANDING

UPVC double glazed window. Replacement internal doors leading to all bedrooms.

BEDROOM 1 (FRONT)

13'1 x 9'9 (3.99m x 2.97m)

3 door sliding fitted wardrobe, UPVC double glazed bay window, single panel central heating radiator.

Loft access and pull down ladder to

MAJORITY BOARDED LOFT

BEDROOM 2 (REAR)

12'5 x 9'9 (3.78m x 2.97m)

3 door sliding built in wardrobe, UPVC double glazed window, single panel central heating radiator.

BEDROOM 3 (FRONT)

6'7 x 5'8 (2.01m x 1.73m)

UPVC double glazed window, single panel central heating radiator.

BATHROOM

7' x 5'7 (2.13m x 1.70m)

Modern tiling. Paneled in bath with modern shower fitment, vanity wash hand basin with double door unit below, low flush w.c. heated towel rail, airing cupboard housing modern gas fired wall mounted central heating boiler.

OUTSIDE

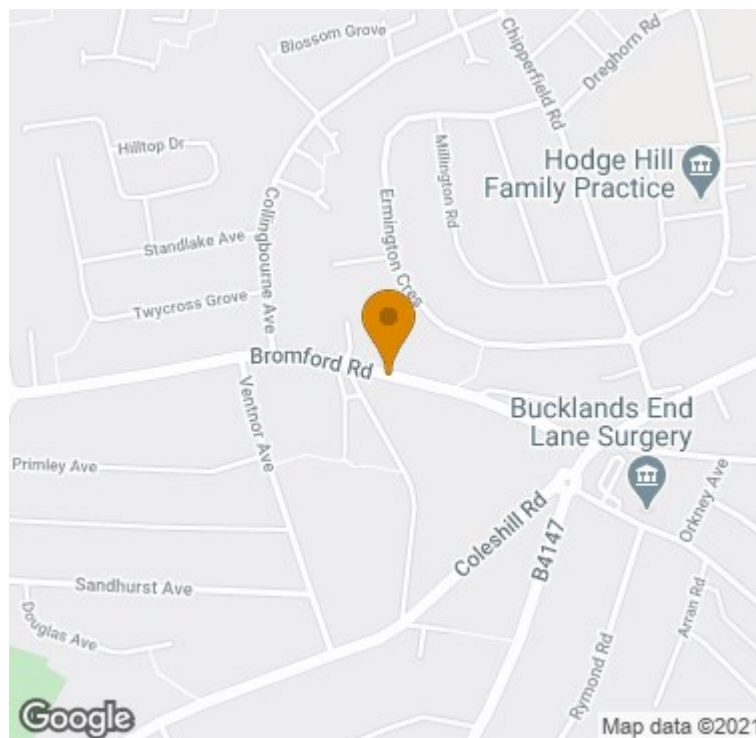
Rear decking.

Patio area. Lawned rear garden with fenced borders. Large timber garden store at rear.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,475.82 Year 2020/21





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

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