



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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



484 Bromford Road, Hodge Hill, Birmingham B36 8AH

Asking price £210,000

A very well maintained and extended, freehold 3 bedroom semi with an extended kitchen, gas central heating and Upvc double glazing. The property has recently been re-roofed and has the benefit of off road parking space to the front.

Immaculate condition throughout.



Bromford Road is located in between Bromford Lane and the main Coleshill Road Hodge Hill.

Number 484 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 off road parking space.

In turn the property is built of traditional two storey brick construction and is surmounted by a replacement pitched tiled roof with full height bay to the front elevation.

THE ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

EXTENDED PORCH ENTRANCE

With UPVC double glazed door and windows.

RECEPTION HALL

UPVC double glazed window, twin panel central heating radiator, laminated flooring. 2 double door understairs storage cupboards.

THROUGH LOUNGE

26'9 into bay x 9'10 (8.15m into bay x 3.00m)

Polished fire surround with marble hearth and inset. UPVC double glazed bay window. UPVC double glazed window and double doors at rear. Twin panel central heating radiator.

EXTENDED KITCHEN (REAR)

14'1 x 5'7 (4.29m x 1.70m)

Single drainer twin bowl sink unit with mixer taps. 2 double door and a 3 drawer base unit with rounded edge work surface above. Double door and 2 single door wall units, 4 ring electric hob, eye level oven, plumbing for automatic washing machine, single panel central heating radiator, 2 UPVC double glazed windows and UPVC door to outside. Laminated flooring.

ON THE FIRST FLOOR

LANDING

UPVC double glazed window. Loft access.

BEDROOM 1 (FRONT)

13'5 into bay x 9'10 (4.09m into bay x 3.00m)

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

BEDROOM 2 (REAR)

12'9 x 9'10 (3.89m x 3.00m)

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

BEDROOM 3 (FRONT)

6'7 x 5'9 (2.01m x 1.75m)

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

MODERN BATHROOM

7'4 x 5'2 (2.24m x 1.57m)

Panelled in bath with tiled splashback and modern shower attachment, pedestal wash hand basin, low flush w.c. Heated towel rail, UPVC double glazed window.

OUTSIDE

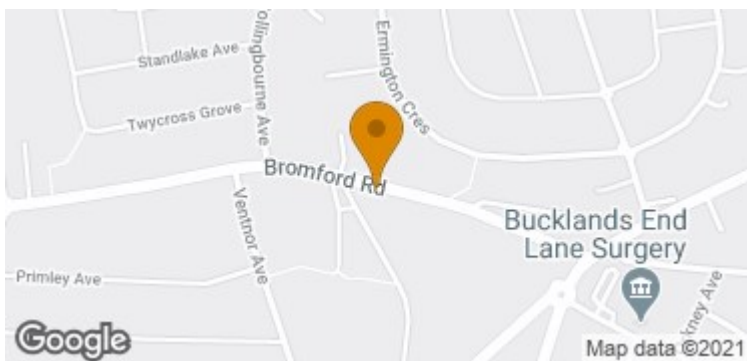
Full width paved patio.

Double gates leading from shared vehicular driveway.

Lawned rear garden, timber garden store.

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		87
(81-91) B		
(69-80) C		
(55-68) D	60	
(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.

