



**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

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



## **42 Hilltop Drive, Hodge Hill, Birmingham B36 8JX**

### **Asking price £229,950**

A superb, freehold, 2 bedroom semi detached bungalow with extended Upvc double glazed utility, gas central heating, Upvc double glazing and side garage.

Immaculate condition, modern kitchen and wet room.



Hilltop Drive is located off Standlake Avenue, which in turn leads off Collingbourne Avenue (off Bromford Road) Hodge Hill.

The property is set well back from the roadway behind a neat lawned foregarden with enlarged block paved driveway approach that provides off road parking space to the front as well as access to the rear in line garage.

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

#### UPVC FRONT DOOR (SIDE)

Leading to

#### RECEPTION HALL

Single panel central heating radiator. UPVC double glazed window. Loft access, large full height storage cupboard.

#### MOST ATTRACTIVE LOUNGE (REAR)

18'10 x 10'6 (5.74m x 3.20m)

Modern feature fireplace, single panel central heating radiator, UPVC double glazed windows and double doors to outside.

#### MODERN REFITTED KITCHEN (REAR)

Attractive range of modern kitchen units comprising single drainer twin bowl sink unit with mixer taps. Double door, 2 corner double door and a single door base unit. Integrated and concealed fridge and freezer. Range of modern matching wall units. Four ring electric hob with oven below and extractor fan over. Single panel central heating radiator, UPVC double glazed window, UPVC door leading to

#### EXTENDED UTILITY

11'10 x 5'3 (3.61m x 1.60m)

UPVC double glazed windows and door to outside as well as access to the rear in line garage. Plumbing for automatic washing machine machine.

#### BEDROOM 1 (FRONT)

14'7 x 10'6 (4.45m x 3.20m)

UPVC double glazed window, single panel central heating radiator.

#### BEDROOM 2 (FRONT)

11'10 x 10'11 (3.61m x 3.33m)

UPVC double glazed window, single panel central heating radiator.

#### MODERN FITTED WETROOM

8'3 x 7' (2.51m x 2.13m)

Waterproof floor, majority tiling with modern wall mounted shower unit. Vanity wash hand basin with double door base unit below and built in low flush w.c. UPVC double glazed window, heated towel rail.

#### REAR IN LINE GARAGE

21'3 x 8' (6.48m x 2.44m)

Metal up and over door, UPVC door at rear providing access into the garden, further access into the extended Utility area.

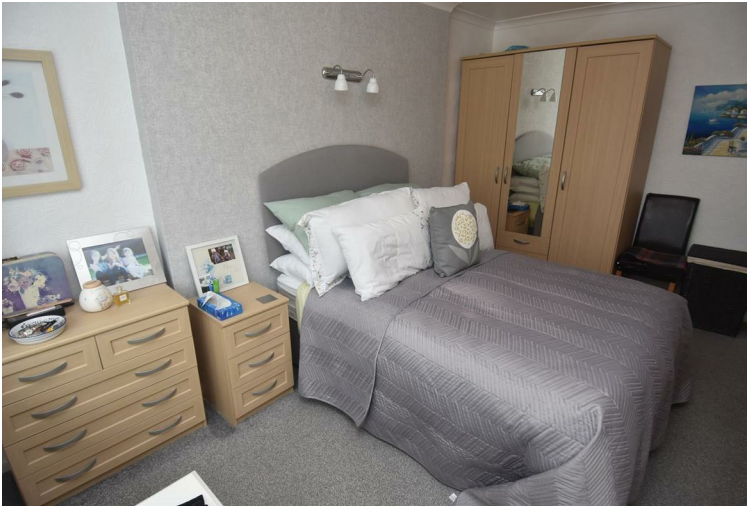
### OUTSIDE

Paved patio, well maintained lawned rear garden which is south facing.

### 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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