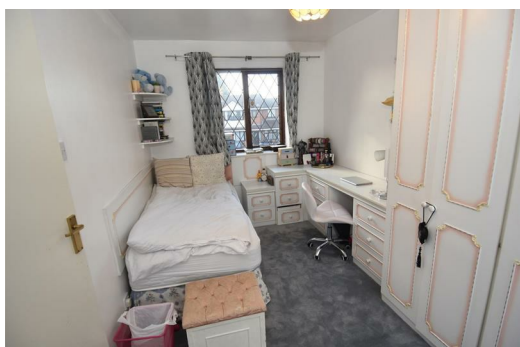




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
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24 Johnson Close, Hodge Hill, Birmingham B8 2RF

Asking price £355,000

Extended, freehold 4 bedroom detached with extended Upvc conservatory, gas central heating,.

4 reception rooms and off road parking to the front.



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

The property stands back from the roadway behind a lawned foregarden with tarmacadam driveway that provides off road parking space to the front.

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

****Please note that the original integral garage has now been converted into a separate sitting room and there is an extended conservatory at rear.**

THE ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

Porch entrance with UPVC double glazed door and windows. Ceramic tiled floor.

RECEPTION HALL

Staircase off.

Access to both Lounge (front) and Sitting Room (front).

SITTING ROOM (FRONT)

16'7 x 7'11 (5.05m x 2.41m)

This room formerly was the integral garage and now is a useful Sitting Room with access off the hallway and also leading on Kitchen. UPVC double glazed window, single panel central heating radiator.

LOUNGE (FRONT)

15'7 into bay x 13' (4.75m into bay x 3.96m)

Laminated flooring, twin panel central heating radiator, double doors leading to

DINING ROOM (REAR)

11'1 x 8'7 (3.38m x 2.62m)

Single panel central heating radiator, double doors leading to

EXTENDED CONSERVATORY (REAR)

14'11 x 7'5 (4.55m x 2.26m)

UPVC double glazed door and windows.

KITCHEN (REAR)

11' x 10'9 (3.35m x 3.28m)

Single drainer stainless steel sink unit with mixer taps. Range of wall and base kitchen units, four ring electric hob with eye level double oven. Single panel central heating radiator.

UTILITY

6'10 x 4'11 (2.08m x 1.50m)

Single drainer single bowl sink unit, wall mounted WORCESTER gas fired central heating boiler.

Access to rear garden.

SEPARATE TOILET

Low flush w.c. wash hand basin, single panel central heating radiator.

ON THE FIRST FLOOR

LANDING

Airing cupboard housing the lagged hot copper cylinder water tank.

MASTER BEDROOM 1 (FRONT)

11'1 x 10'2 min (3.38m x 3.10m min)

Mirror fronted double door wardrobe, single panel central heating radiator.

OFF

EN-SUITE SHOWER ROOM

5'9 x 5'7 (1.75m x 1.70m)

Shower cubicle and shower fitting.

Vanity wash hand basin. Low flush w.c. Single panel central heating radiator.

BEDROOM 2 (THROUGH)

15'3 x 8' (4.65m x 2.44m)

Windows front and rear. Single panel central heating radiator.

BEDROOM 3 (REAR)

8'10 x 8'4 (2.69m x 2.54m)

Single panel central heating radiator,

BEDROOM 4 (REAR)

8'11 x 7'9 (2.72m x 2.36m)

Single panel central heating radiator.

BATHROOM (SIDE)

6'5 x 5'6 (1.96m x 1.68m)

Paneled in bath with handrails, pedestal wash hand basin, low flush w.c. Single panel central heating radiator.

OUTSIDE

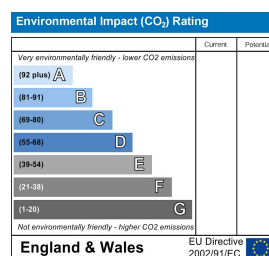
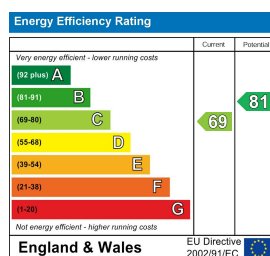
Separate tradesman's side entrance.

Paved pathway and terrace.

Lawned rear garden with timber garden store.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band D Council Tax Payable Per Annum £1,748.19 Year 2021/22



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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