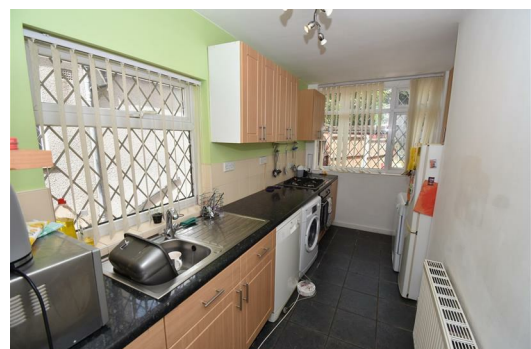




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

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



## 510 Bromford Road, Hodge Hill, Birmingham B36 8AH

### Asking price £179,950

An extended, Freehold, 3 bedroomed semi with extended kitchen, gas central heating, Upvc double glazing and rear in line garage. Off road parking space to the front. No upward chain.



Bromford Road is located in between Bromford Lane and the main Coleshill Road, Hodge Hill. Number 510 Bromford Road is situated opposite Hodge Hill Common.

The property stands well back from the roadway behind a lawned foregarden with enlarged block paved vehicular driveway that provides off road parking space to the front as well as a shared vehicular driveway providing access to a rear in line garage.

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.

#### **The Internal Accommodation Briefly Comprises:-**

##### **On The Ground Floor**

###### **Porch Entrance**

Upvc double glazed windows and double doors.

Upvc front door leading to:-

###### **Reception Hall**

Laminated flooring, Upvc double glazed window, single panel central heating radiator, two double door built in under stairs storage cupboards.

###### **Through Lounge**

26'5 x 9'11 (8.05m x 3.02m)

Upvc double glazed bay window (front) full height Upvc double glazed windows and double doors (rear).

Laminated flooring, pine fire surround with cast iron inset and fitted coal effect gas fire, large single panel central heating radiator to bay.

###### **Extended Kitchen (rear)**

13'3 x 7'7 max (4.04m x 2.31m max)

Ceramic tiled floor, single drainer stainless steel sink unit with mixer taps, double door and two single door base units, three double door wall units, four ring gas hob with oven below, plumbing for automatic washing machine, two Upvc double glazed windows and Upvc door to outside, single panel central heating radiator.

##### **On The First Floor**

###### **Landing**

Upvc double glazed window, loft access off.

###### **Bedroom 1 (front)**

13'7 into bay x 9'11 (4.14m into bay x 3.02m)

Stripped and stained flooring, Upvc double glazed bay window, single panel central heating radiator, three door mirror fronted wardrobe.

###### **Bedroom 2 (rear)**

12'7 x 9'11 (3.84m x 3.02m)

Upvc double glazed window, single panel central heating radiator.

###### **Bedroom 3 (front)**

6'9 x 5'9 (2.06m x 1.75m)

Upvc double glazed window, single panel central heating radiator.

###### **Family Bathroom**

7'1 x 5'8 (2.16m x 1.73m)

Panelled in bath with shower attachment and separate shower fitment, vanity wash hand basin with double door base unit below, low flush WC, Upvc double glazed window, large central heating radiator.

###### **Outside**

Shared vehicular driveway providing access to:-

Rear in Line Garage.

Paved terrace, lawned rear garden.

###### **COUNCIL TAX BAND:**

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,239.77 Year 2018/2019.

###### **Private Survey**

HAVE YOU FOUND A PROPERTY AND NEED A SURVEY?

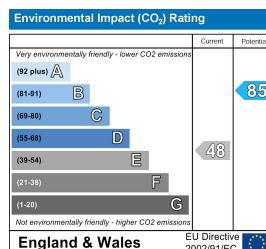
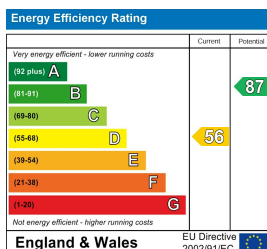
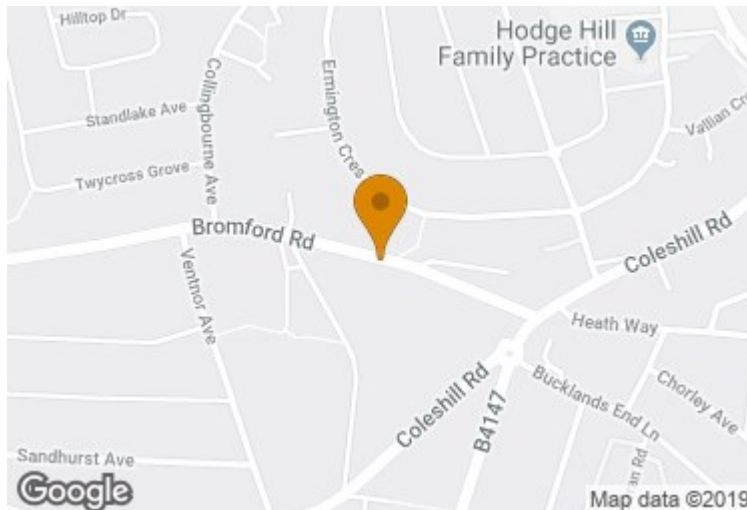
If you're looking to buy another home, and need a survey, why not let Alex Smith F.R.I.C.S. help you? With over 40 years experience carrying out home buyer surveys throughout the Birmingham Area. Independent advice from a Chartered Surveyor, reports that can include your individual requirements, ability to re-negotiate purchase price if major defects are found and be well informed in making one of your largest financial decisions.

Why not give me a call on 0121 784 6660.

Kind regards.

Amanda Bull. M.N.A.E.A.  
Alex Smith & Company





**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) or 0121 748 4333 (Castle Bromwich)

**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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