



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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69 Stechford Road, Hodge Hill, Birmingham B34 6AB

Asking price £224,950

REDUCED BY £5,000 An extended and very well maintained, freehold, 3 bedroom semi with extended rear lounge and kitchen, ground floor shower room, gas central heating, Upvc double glazing and off road parking space to the front.

Excellent condition throughout.



Stechford Road runs through the heart of Hodge Hill from its junction with Stechford Lane and continuing until the Hunters Moon Island where it meets Coleshill Road and Bucklands End Lane.

The property is set well back from the roadway behind a neat foregarden approach 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 rounded bay to the front elevation.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

With UPVC double glazed doors and windows. Ceramic tiled floor.

RECEPTION HALL

Single panel central heating radiator, understairs storage cupboard.

SITTING ROOM (FRONT)

12'11 into bay x 12'2 (3.94m into bay x 3.71m)

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

EXTENDED LOUNGE (REAR)

18'10" x 10'7 (5.74m x 3.23m)

Adams style feature fireplace with marble heart and inset and fitted coal effect gas fire. Twin panel central heating radiator. UPVC double glazed windows and double doors to outside.

EXTENDED KITCHEN (REAR)

18'8 x 7'1 min 10'5 max (5.69m x 2.16m min 3.18m max)

Single drainer sink unit with mixer taps and refitted range of kitchen wall and base units. Integrated and concealed fridge, freezer, washing machine and dishwasher. 6 ring gas hob with stainless steel chimney over. Eye level double oven. Wall mounted gas fired central heating boiler, UPVC double glazed window, ceramic tiled floor. Ranch door to outside.

OFF IS A GROUND FLOOR SHOWER ROOM

6'1 x 4' (1.85m x 1.22m)

Matching laminated flooring. Tiled shower cubicle, vanity wash hand basin, low flush w.c. single panel central heating radiator, UPVC double glazed window and spotlights.

ON THE FIRST FLOOR

LANDING

Attractive leaded light window. Loft access.

BEDROOM 1 (FRONT)

13'7 x 11'2 (4.14m x 3.40m)

3 double door and a single door built in wardrobe. UPVC double glazed bay window, twin panel central heating radiator.

BEDROOM 2 (REAR)

12'7 x 11'2 (3.84m x 3.40m)

UPVC double glazed window, single panel central heating radiator. 4 door sliding wardrobe.

BEDROOM 3 (FRONT)

7' x 6'10 (2.13m x 2.08m)

UPVC double glazed window, twin panel central heating radiator.

FAMILY BATHROOM

8'8 x 7'3 (2.64m x 2.21m)

Stand alone bath with stand alone taps and shower attachment. Vanity wash hand basin with storage units below and built in low flush w.c. Heated towel rail, UPVC double glazed window, laminated flooring.

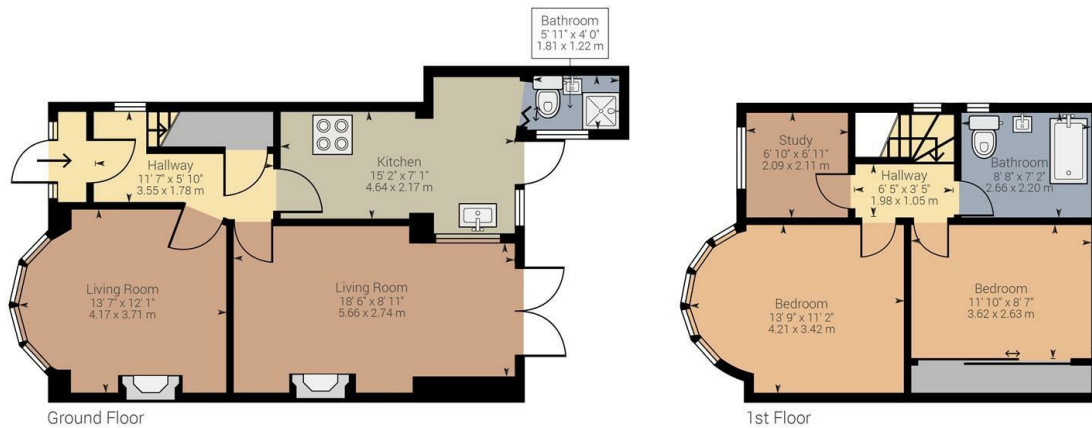
OUTSIDE

Large paved patio. Well maintained lawned rear garden leading to double gates at rear providing vehicular access.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,502.65 Year 2020/21

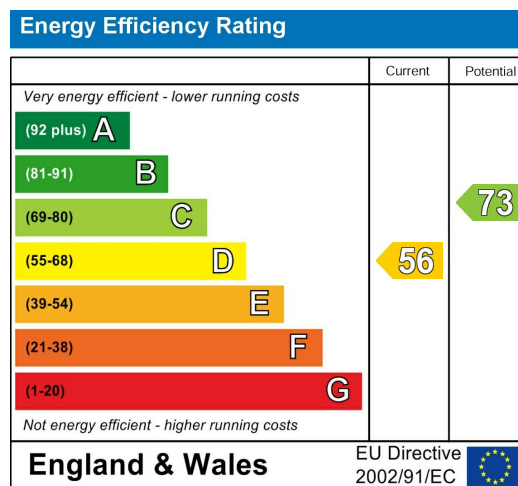




Approximate net internal area: 981.27 ft² / 91.17 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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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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