



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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62 Hilltop Drive, Hodge Hill, Birmingham B36 8JX

Asking price £229,950

A freehold 3 (double) bedroom semi detached house with extended conservatory, gas central heating, Upvc double glazing and integral garage with off road parking to the front.

Located in a popular road close to Hodge Hill Junior School located on Twycross Grove.

Viewings available of this property by calling our office 0121 784 6660



Hilltop Drive is located off Standlake Avenue which in turn leads off Collingbourne Ave (off Bromford Road)

The property stands back from the roadway behind a lawned fore-garden and paved vehicular driveway that provides off road parking space to the front and access to the integral garage.

The accommodation comprises;

On The Ground Floor

Porch Entrance

Upvc double glazed windows and sliding patio doors. Laminated flooring.

Reception Hall

Single panel central heating radiator. Under stairs storage cupboard.

Kitchen (front)

9'2 x 7'9 (2.79m x 2.36m)

Ceramic tiled floor. Single drainer, stainless steel sink unit with mixer taps. 3 x Single door and a 3 drawer base unit with rounded edge work surface over. Double door display unit, double door and 3 x single door wall units. Gas cooker point, plumbing for automatic washing machine. Upvc double glazed door and window.

Lounge (rear)

20'8 x 9'5 (6.30m x 2.87m)

Laminated flooring. Upvc double glazed window and double doors (to conservatory). Brickett feature fire place with quarry tiled hearth and fitted gas fire. Twin panel central heating radiator.

Extended Conservatory

9'11 x 9'3 (3.02m x 2.82m)

Ceramic tiled floor, Upvc double glazed windows and doors.

On The First Floor

Landing

Single panel central heating radiator.

Off; Airing Cupboard with lagged hot copper cylinder water tank.

Bedroom 1 (rear)

13'2 x 9'10 (4.01m x 3.00m)

Upvc double glazed window, single panel central heating radiator.

Bedroom 2 (front)

11'5 x 9'11 (3.48m x 3.02m)

Upvc double glazed window, single panel central heating radiator.

Bedroom 3 (rear)

10'4 x 8'11 (3.15m x 2.72m)

Upvc double glazed window, single panel central heating radiator.

Shower Room (side)

6'11 x 5'8 (2.11m x 1.73m)

Shower cubicle with modern shower fitting, vanity wash hand basin with storage units below, Upvc double glazed window, single panel central heating radiator. Partial tiling.

Separate Toilet

Laminated flooring, low flush WC, wash hand basing, Upvc double glazing.

Integral Garage

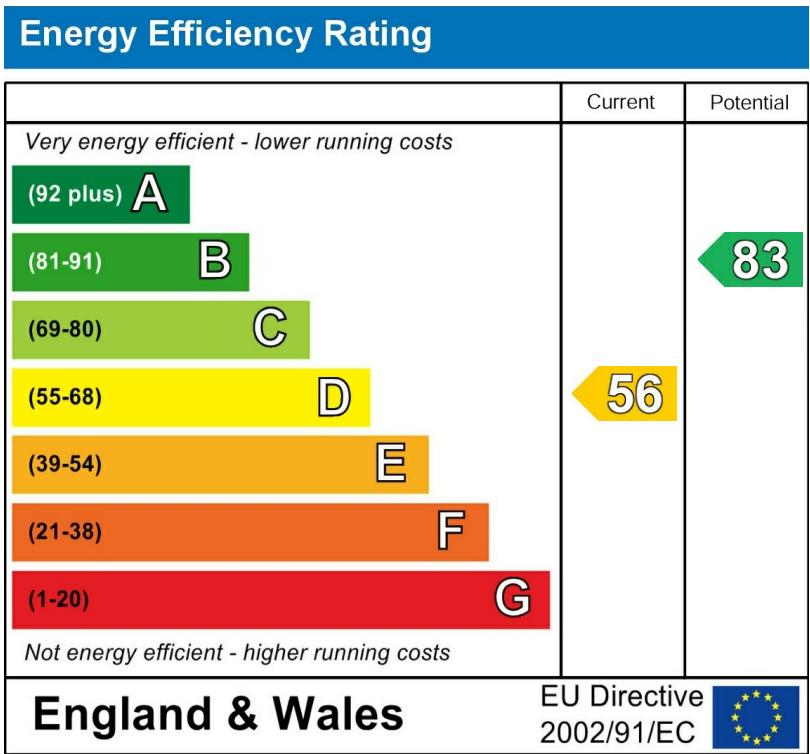
15'4 x 6'1 (4.67m x 1.85m)

Metal doors.

Outside

Separate tradesmen side entrance

Lawned Rear Garden.



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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