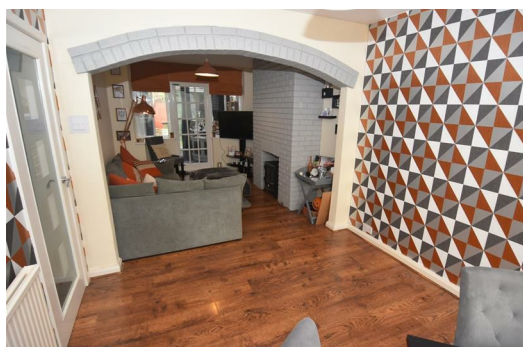
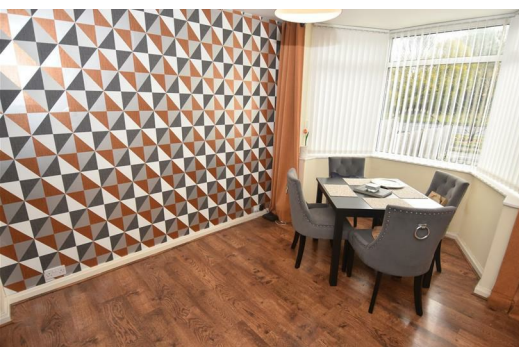




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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



514 Bromford Road, Hodge Hill, Birmingham B36 8AH

Asking price £199,950

A well maintained and extended, freehold 3 bedroom semi detached house overlooking Hodge Hill Common.

The property benefits from an extended and re-fitted kitchen & summer room, gas fired central heating, Upvc double glazing and off road parking space to the front.

Virtual Tour now available online.



Bromford Road is located in between Bromford Lane and the main Coleshill Road, Hodge Hill. Number 514 is situated opposite Hodge Hill Common.

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

In turn the property is built of traditoinal 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

With UPVC double glazed door and windows. Composite front door leading to

RECEPTION HALL

Single panel central heating radiator, UPVC double glazed window, understairs store.

THROUGH LOUNGE

27'2 into bay x 9'9 (8.28m into bay x 2.97m)

Laminated flooring, UPVC double glazed bay window. Gas point, twin panel central heating radiator.

EXTENDED KITCHEN (REAR)

15' x 7'3 (4.57m x 2.21m)

Ceramic tiled floor, single drainer twin bowl sink unit with mixer taps. Two double door and a single door base unit, additional four pan drawer all with rounded edge work surface over. Two double door and single door wall unit, one of which conceals a wall mounted WORCESTER gas fired central heating boiler. Full height double door larder unit. Four ring gas hob, single panel central heating radiaitor, two UPVC double glazed windows.

ON THE FIRST FLOOR

LANDING

UPVC double glazed window. Loft access off.

BEDROOM 1 (FRONT)

13'6 into bay x 9'10 (4.11m into bay x 3.00m)

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

BEDROOM 2 (REAR)

12'9 x 9'10 (3.89m x 3.00m)

Modern 3 door fitted sliding wardrobe, UPVC double glazed window, single panel central heating radiator.

BEDROOM 3 (FRONT)

6'8 x 5'9 (2.03m x 1.75m)

UPVC double glazed window.

MODERN BATHROOM

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

Paneled in bath with shower shield and separate shower attachment. Vanity wash hand basin with double door unit below. Built in low flush w.c. with additional storage to the side. UPVC double glazed window, heated towel rail. Spotlights.

SUMMER ROOM

8'5 x 7'6 (2.57m x 2.29m)

Access from both the through lounge and kitchen with door leading to outside.

OUTSIDE

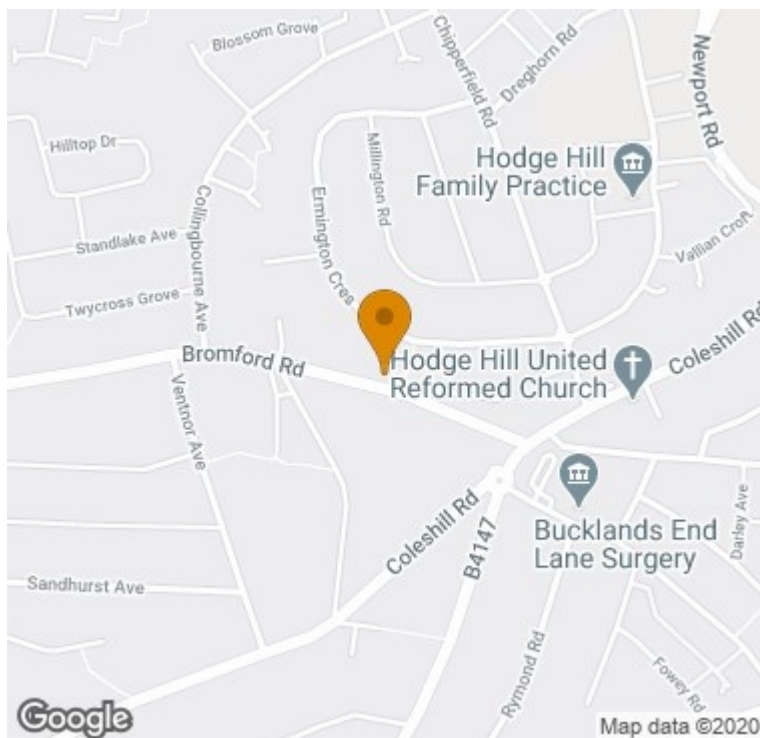
Shared vehicular driveway providing access at rear.

Rear decking, paved terrace, lawned rear garden.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,291.35 Year 2020/21





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.



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