



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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44 Arran Road, Hodge Hill, Birmingham B34 6DE

Asking price £209,950

An extended and well maintained, freehold 3 (double) bedroom semi with extended loft conversion, dining kitchen, conservatory and utility area.

Other benefits include gas central heating, Upvc double glazing, garage at rear and off road parking spaces to the front.

Virtual tour and floor plan available online



Arran Road is located off Bucklands End Lane and Fowey Road which in turn leads off Hodge Hill Road.

The property stands well back from the roadway behind a full width block paved foregarden/vehicular driveway that provides multi car 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 with full height rounded bay to the front elevation.

THE ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

UPVC front door entrance leading to

RECEPTION HALL

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

GROUND FLOOR CLOAKROOM

With low flush w.c. and laminated flooring.

SITTING ROOM (FRONT)

14'8 x 9'11 (4.47m x 3.02m)

Laminated flooring, UPVC double glazed bay window, single panel central heating radiator. Inset coal effect fitted gas fire.

DOUBLE DOORS LEADING TO

REFITTED EXTENDED DINING KITCHEN

15'10 x 13'7 (4.83m x 4.14m)

Laminated flooring, single drainer stainless steel sink unit with a range of modern wall and base units. 4 ring gas hob with oven below and stainless steel chimney over. Single panel central heating radiator.

Access to utility area and additional double glazed sliding patio doors leading to-

EXTENDED CONSERVATORY

9'9 x 9'5 (2.97m x 2.87m)

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

EXTENDED UTILITY

9'8 x 5'2 (2.95m x 1.57m)

WORCESTER wall mounted gas fired central heating boiler, plumbing for automatic washing machine, double door base unit, double door wall unit, UPVC double glazed door to outside.

ON THE FIRST FLOOR

INTERNALLY EXTENDED (INTO BEDROOM 3 (FRONT) LANDIN

With staircase off leading to the loft conversion (and new double 3rd bedroom).

2 UPVC double glazed windows, single panel central heating radiator.

BEDROOM 1 (FRONT)

14'5 into bay x 10' (4.39m into bay x 3.05m)

3 door mirror fronted fitted wardrobe, UPVC double glazed bay window, single panel central heating radiator.

BEDROOM 2 (REAR)

13'4 x 10' (4.06m x 3.05m)

Double door and single door built in wardrobe, UPVC double glazed window, single panel central heating radiator.

TILED BATHROOM (REAR)

10'5 x 5'5 (3.18m x 1.65m)

Panelled in bath with mixer taps, vanity wash hand basin with storage units below, built in low flush w.c. heated towel rail, UPVC double glazed window.

STAIRCASE LEADING TO

LOFT CONVERSION

Landing with UPVC double glazed window.

BEDROOM 3

12'5 x 12'1 (3.78m x 3.68m)

Laminated flooring, UPVC double glazed window, single panel central heating radiator, built in double door and single door wardrobe. Enclosed built in double door and single door wardrobe, enclosed storage entrance into the roof eaves.

OUTSIDE

Separate tradesman's side entrance.

Paved patio.

Well maintained lawned rear garden with brick built garage at rear.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,475.82 Year 2020/21





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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