



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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



2 Johnson Close, Hodge Hill, Birmingham B8 2RF

Asking price £399,950

A much extended and very well maintained, freehold 5 bedroom detached house with three ground floor reception rooms, gas central heating, Upvc double glazing, a single car garage and off road parking space.

Approximate total area 1339.96ft² / 124.49m²



Johnson Close is located off Ashby Close - this can be accessed off Old Bromford Lane which runs from the main Bromford Lane.

The property stands back from the roadway behind a neat, lawned fore garden with substantial block paved drive approach 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.

The accommodation comprises,

Porch Entrance

Leaded light upvc double glazed windows and double doors. Upvc front door leading to

Ground Floor.

Reception hall

Upvc double glazed window, laminated flooring, under stairs storage.

Lounge (front)

16'10 x 11'1 (5.13m x 3.38m)

Upvc double glazed bay window, Adam styled fire place with coal effect gas first, central heating radiator.

Sitting Room (rear)

10'8 x 9'3 (3.25m x 2.82m)

Upvc double glazed double doors, central heating radiator.

Dining Room (former kitchen)

10'10 x 9'7 (3.30m x 2.92m)

Single panel central heating radiator.

Extended Breakfast Kitchen (rear)

15'9 x 12'3 (4.80m x 3.73m)

Single drainer twin bowl sink unit with mixer taps, four single door, a corner double door and a three drawer base unit all with rounded work surface over. Additional central island with a double door and two single door base units with matching work surface over. Double door and four single door wall units, Full height double door larder storage enclosing the wall mounted Glow-Worm central heating boiler. Breakfast bar, Upvc double glazed double doors to outside and Upvc double glazed window. Spot lights.

Utility Area

6'6 x 5'3 (1.98m x 1.60m)

Sink unit with mixer taps and single door base unit below. plumbing for automatic washing machine, single panel central heating radiator, Upvc double glazed window.

Fitted Cloakroom

Low flush WC, wash hand basin, Upvc double glazed window and single panel central heating radiator.

FIRST FLOOR

Landing

Airing cupboard, loft access off.

Bedroom 1 (front)

12'3 x 10'11 (3.73m x 3.33m)

Double door and three single door built in wardrobes with bonnet cupboards over. Upvc double glazed window, single panel central heating radiator.

En-Suite Shower Room

5'9 x 5'1 (1.75m x 1.55m)

Modern tiling, shower cubicle, vanity wash hand basin with double door base unit below, low flush WC, double door wall unit, heated towel rail and Upvc double glazed window.

Bedroom 2 (rear)

10'3 x 9'9 (3.12m x 2.97m)

Double door and single door built in wardrobe with bonnet cupboards over, built in dressing table with double door and three drawer base unit below. Upvc double glazed window, single panel central heating radiator.

Extended Bedroom 3 (front)

12'2 x 7'7 (3.71m x 2.31m)

Upvc double glazed window, single panel central heating radiator.

Extended Bedroom 4 (front)

7'7 min x 7'6 (2.31m min x 2.29m)

Upvc double glazed window, single panel central heating radiator.

Bedroom 5 (rear)

7'11 x 7'2 (2.41m x 2.18m)

Upvc double glazed window, single panel central heating radiator.

Tiled Bathroom

6'5 x 6'2 (1.96m x 1.88m)

Panelled in bath with shower fitting, vanity wash hand basin with double door unit below and built in low flush WC, Heater towel rail, Upvc double glazed window, double door wall unit, single panel central heating radiator.

OUTSIDE

Side Garage

17'9 x 8'3 (5.41m x 2.51m)

Electric roller shutter opening doors, Upvc double glazed window.

Rear Garden

Separate tradesmen side entrance and block paved pathway leading to a well maintained and attractive lawned garden with block paved patio area. Timber garden store.

Council Tax

The property is banded by Birmingham City Council in band "D" with the council tax payable for the year 2024/25 £2,083.76.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(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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23 COLESHILL ROAD
HODGE HILL
BIRMINGHAM B36 8DT
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