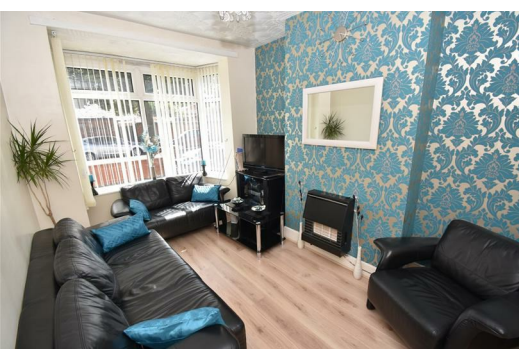




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
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58 Hazelbeach Road, Alum Rock, Birmingham B8 3HL **Asking price £220,000**

This property is in outstanding condition. A freehold 3 bedroom mid terrace home, with 2 reception rooms, extended and re-fitted kitchen and a ground floor bathroom. On the first floor having a shower room along with gas central heating and Upvc double glazing ... **MUST BE VIEWED.**



Hazlebeach Road is located off Ward End Park Road close to its junction with Foxton Road. Access can also be found off Clipston Road and Farndon Road which in turn are located off the main Alum Rock Road.

The property is set back from the roadway behind a paved foregarden whilst in turn, the property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof with single height bay to the front elevation.

The accommodation comprises

On The Ground Floor

Inner Porch

Upvc double glazed front door entrance and Upvc double glazed window.

Reception Hall

Single panel central heating radiator, laminated flooring.

Sitting Room (front)

12'1 x 9'5 (3.68m x 2.87m)

Upvc double glazed bay window, single panel central heating radiator, wall mounted gas fire, laminated flooring.

Lounge (rear)

12'5 x 11'5 (3.78m x 3.48m)

Matching laminated floor, under stairs storage cupboard.

Polished fire surround with marble hearth and inset and fitted coal effect gas fire, single panel central heating radiator, Upvc double glazed window.

Extended & Re-fitted Kitchen

16'9 x 6'11 (5.11m x 2.11m)

Matching ceramic tiled floor. Single drainer, stainless steel sink unit with mixer taps. Modern, expensive range of built in kitchen units comprising, 5 double door, a single door and a 4 drawer base unit, all with rounded edge work surface over. 3 Double door wall units. A concealed, wall mounted Vailant gas fired central heating boiler. Gas cooker point with stainless steel chimney over, twin panel central heating radiator, Upvc double glazed window and door to outside.

Lobby

Matching ceramic tiled floor, Upvc double glazed window.

Extended Ground Floor Bathroom

6'1 x 6' (1.85m x 1.83m)

Matching ceramic tiled floor. Panelled in bath with shower attachment, vanity wash hand basin with double door unit below, low flush WC, heated towel rail, Upvc double glazed window.

On The First Floor

Landing

Single panel central heating radiator

Bedroom 1 (front)

12'5 x 11'4 (3.78m x 3.45m)

Upvc double glazed window, single panel central heating radiator

Bedroom 2 (rear)

11'6 x 9'4 (3.51m x 2.84m)

Upvc double glazed window, single panel central heating radiator

Bedroom 3 (rear)

14' max / 10'6 min x 7' (4.27m max / 3.20m min x 2.13m)

Upvc double glazed window, single panel central heating radiator

Shower Room

5'11 x 4'7 (1.80m x 1.40m)

Shower cubicle, pedestal wash hand basin, low flush WC, Upvc double glazed window, single panel central heating radiator.


Outside

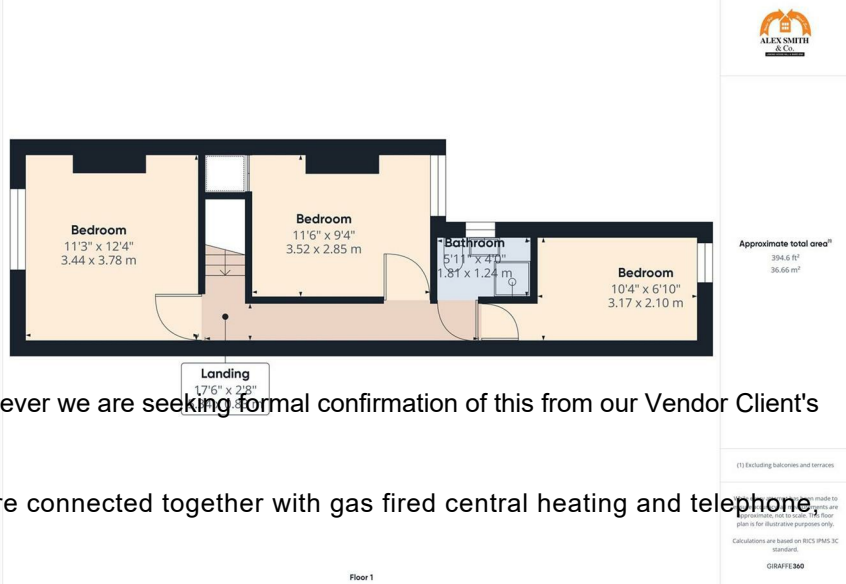
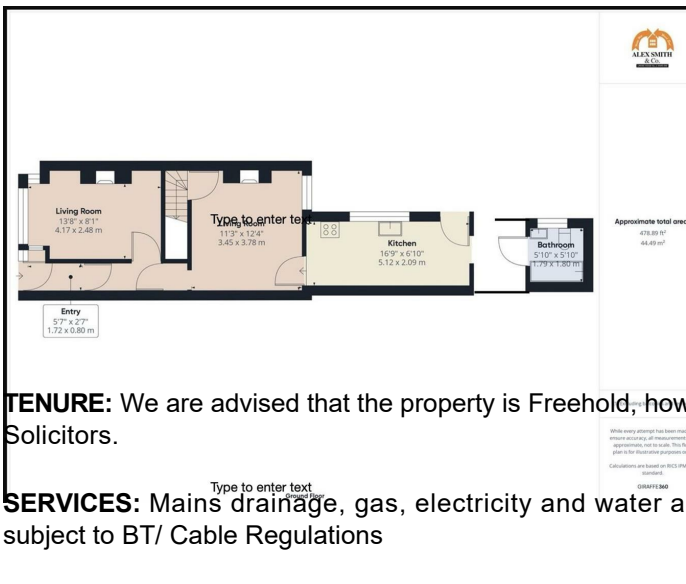
Paved side and rear garden with fenced borders.

Council Tax

The property is banded by Birmingham City Council as Council Tax band A. The amount payable in the year 2024 - 2025 was £1389.17



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(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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