



**498 Bromford Road, Hodge Hill, Birmingham B36 8AH**  
**Price £224,950**

REDUCED .... An extended, freehold, 3 bedroom semi detached family residence benefiting from a small kitchen extension, the installation of gas fired central heating, UPVC double glazing together with off road parking space to the front.

Located opposite Hodge Hill Common and on the same road as schools for all ages.



Bromford Road is located in between Bromford Lane and the main Coleshill Road Hodge Hill. With NUMBER 498 being located directly opposite Hodge Hill Common, close to the Hunters Moon Island.

The property is set back from the roadway behind a block paved foregarden/vehicular driveway that provides off road 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 having full height bay to the front elevation.

## **THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES**

### **ON THE GROUND FLOOR**

#### **PORCH ENTRANCE**

UPVC double glazed door and windows.

#### **RECEPTION HALL**

Twin panel central heating radiator, UPVC double glazed window.

Understairs storage with a further UPVC double glazed window.

#### **SPACIOUS THROUGH LOUNGE**

26'4 into bay x 9'6 (8.03m into bay x 2.90m)

Laminated flooring, UPVC double glazed bay window, double glazed sliding patio doors at rear. 2 twin panel central heating radiators.

#### **KITCHEN (REAR)**

16'10 x 5'3 (5.13m x 1.60m)

Ceramic tiled floor, single drainer twin bowl sink unit with mixer taps. Double door, single door and 3 drawer base unit all with rounded edge work surface above. Double door and single door wall unit, 5 ring gas hob with oven below, plumbing for automatic washing machine, UPVC double glazed window and door to outside.

### **ON THE FIRST FLOOR**

#### **LANDING**

#### **BEDROOM 1 (FRONT)**

13'1 x 9'6 (3.99m x 2.90m )

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

#### **BEDROOM 2 (REAR)**

11'10 x 9'6 (3.61m x 2.90m)

UPVC double glazed window, twin panel central heating radiator.

#### **BEDROOM 3 (FRONT)**

6'3 x 5'4 (1.91m x 1.63m)

UPVC double glazed window, twin panel central heating radiator, VAILLANT gas fired central heating boiler.

#### **BATHROOM**

6'6 x 5'2 (1.98m x 1.57m)

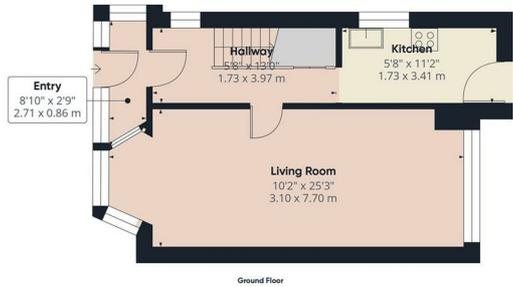
Panelled in bath with shower attachment, vanity wash hand basin with double door unit below. Low flush w.c. Twin panel central heating radiator, UPVC double glazed window.

#### **OUTSIDE**

Shared vehicular driveway, paved patio, lawned rear garden.

#### **COUNCIL TAX BAND:**

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,739.89 Year 2025/26.



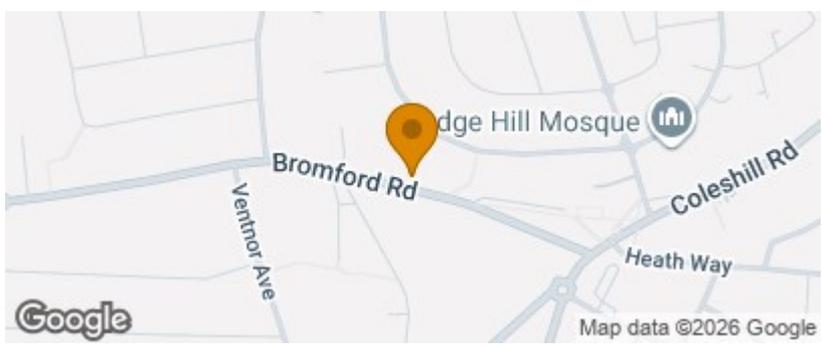
**ALEX SMITH & Co.**

Approximate total area\*  
739 ft<sup>2</sup>  
68.7 m<sup>2</sup>

(\*) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C Standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

23 COLESHILL ROAD  
HODGE HILL  
BIRMINGHAM B36 8DT  
TEL: 0121-784 6660