



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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59 Gilpin Close, Hodge Hill, Birmingham B8 2RL

Price £199,950

A freehold, 3 bedroom end townhouse benefiting from a brand new refitted kitchen, modern tiled bathroom, gas fired central heating, UPVC double glazing, though being in need of some redecoration and carpeting throughout.

No Upward Chain.



Gilpin Close is located off Old Bromford Lane which in turn can be accessed of either Bromford Lane or Lindale Avenue Hodge Hill.

The property is located in a quiet cul de sac that is set back from the roadway behind a lawned foregarden with full length pathway approach. In turn the property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

RECEPTION HALL

UPVC front door entrance, Staircase off.

THROUGH LOUNGE

21'6 x 9'9 (6.55m x 2.97m)

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

MODERN REFITTED DINING KITCHEN

15'2 x 9'1 (4.62m x 2.77m)

Brand new range of refitted kitchen units, comprising a single drainer stainless steel sink unit with mixer taps. 2 double door, 2 single door and a 3 pan drawer base unit. 3 double door and a single door wall unit, built in 4 ring gas hob with oven below (brand new). Plumbing for automatic washing machine, full height double door larder.

Single panel central heating radiator, WORCESTER gas fired central heating boiler. Access front and rear via UPVC door.

ON THE FIRST FLOOR

LANDING

Linen and storage cupboard.

BEDROOM 1 (FRONT)

14'1 x 9'8 (4.29m x 2.95m)

UPVC double glazed window, single panel central heating radiator. Double door store.

BEDROOM 2 (REAR)

9'9 x 6'9 (2.97m x 2.06m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 3 (FRONT)

10'9 x 6'2 (3.28m x 1.88m)

UPVC double glazed window, single panel central heating radiator.

BATHROOM (REAR)

9'2 x 6'9 (2.79m x 2.06m)

Twin panel central heating radiator, panelled in bath with shower attachment, vanity wash hand basin, low flush w.c. single panel central heating radiator, 2 UPVC double glazed windows.

OUTSIDE

Lawned rear garden.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,830.25 Year 2026/27.

LOCAL HISTORY AND AREA AMENITIES

Gilpin Close is a quiet residential cul-de-sac located within the popular Hodge Hill district of east Birmingham, approximately four miles from Birmingham City Centre. The development forms part of the wider post-war residential expansion of Hodge Hill, with much of the surrounding housing constructed during the 1950s and 1960s as Birmingham continued to grow beyond its traditional inner-city boundaries.

Hodge Hill itself has a long history dating back to the 16th century, originally forming part of a rural manor stretching between Bromford Lane and the River Cole. The area gradually evolved from farmland and open countryside into a well-established suburban community during the twentieth century.

Gilpin Close is situated just off Old Bromford Lane, providing residents with a peaceful residential setting whilst still offering excellent access to local amenities, schools, shopping facilities and major transport routes.

Local Amenities

The property is conveniently positioned for a wide range of everyday amenities including supermarkets, local convenience stores,

cafés, takeaways and retail facilities situated along Bromford Lane, Hodge Hill Common and nearby Stechford.

The area is well served by parks and recreational spaces including:

Ward End Park

Pype Hayes Park

Stechford Hall Park

Kingfisher Country Park

These green spaces provide excellent leisure facilities, walking routes, children's play areas and sports amenities for families and outdoor enthusiasts alike.

Schools & Education

Hodge Hill remains a popular location for families due to its wide choice of schooling options. Nearby schools include:

Hodge Hill Primary School

Hodge Hill College

Hodge Hill Girls' School

Colebourne Primary School

Washwood Heath Academy

Saltley Academy

The excellent selection of nearby primary and secondary schools makes the area particularly attractive to growing families.

Transport Links

Gilpin Close benefits from excellent transport connections into Birmingham City Centre and surrounding districts.

Nearby road links include:

Bromford Lane

The A47 Heartlands Parkway

M6 motorway network

Birmingham Airport and NEC

Public transport services operate regularly throughout the area, whilst nearby rail stations include Stechford and Gravelly Hill, providing convenient commuter access across Birmingham and the wider West Midlands.

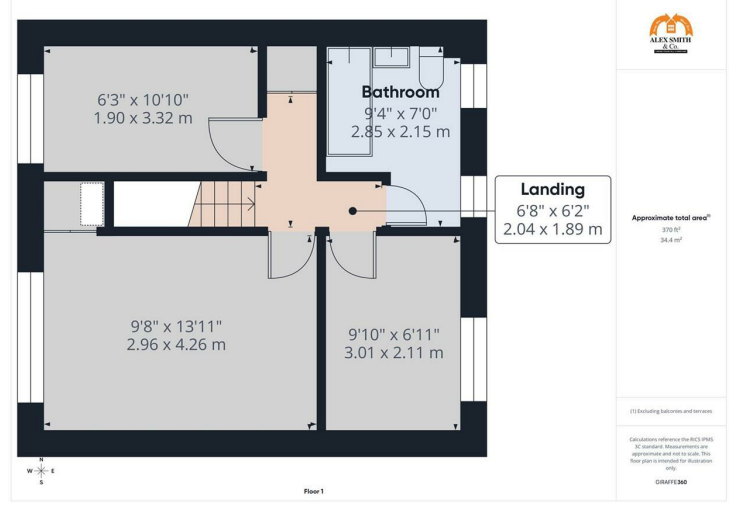
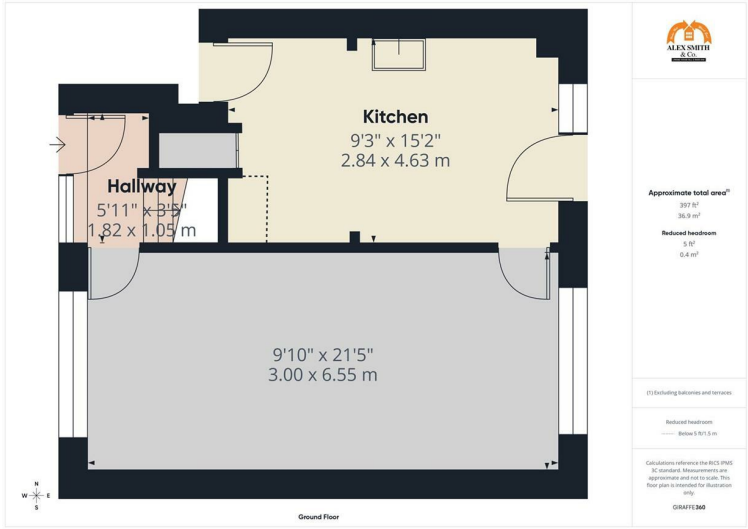
A Popular East Birmingham Location

Hodge Hill continues to be one of east Birmingham's most established residential districts, offering buyers a strong combination of community atmosphere, schooling, green space and excellent city access. Gilpin Close itself enjoys a tucked-away residential setting ideal for families, first-time buyers and investors alike.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(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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