



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
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15 Fairholme Road, Hodge Hill, Birmingham B36 8HN

Price £235,000

An extended, freehold, 3 bedroomed semi detached family residence benefiting from an extended kitchen, gas fired central heating, UPVC double glazing with rear in line garage and off road parking space to the front.

No upward chain.



Fairholme Road is situated in between the main Bromford Road and Bromford Lane Hodge Hill.

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 replacement pitched tiled roof with full height bay to the front elevation.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

UPVC double glazed double doors and window. Single wall light point.

UPVC FRONT DOOR LEADING TO

RECEPTION HALL

UPVC double glazed window, single panel central heating radiator, understairs storage cupboard.

THROUGH LOUNGE

25' into bay x 9'11 (7.62m into bay x 3.02m)

Laminated flooring, UPVC double glazed bay window with sliding patio doors at rear. Single panel central heating radiator, fireplace with fitted coal effect gas fire.

EXTENDED KITCHEN (REAR)

12'9 x 6'11 (3.89m x 2.11m)

Single drainer twin bowl sink unit with mixer taps, double door and 3 single door base units with work surface over. Double door display unit, 2 single door wall units. 4 ring gas hob with oven below, plumbing for automatic washing machine. Single panel central heating radiator, 2 UPVC double glazed windows, UPVC door.

ON THE FIRST FLOOR

LANDING

UPVC double glazed window, loft access.

BEDROOM 1 (FRONT)

13'5 into bay x 9'11 (4.09m into bay x 3.02m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 2 (REAR)

12'7 x 9'11 (3.84m x 3.02m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 3 (FRONT)

6'4 x 5'8 (1.93m x 1.73m)

UPVC double glazed window, single panel central heating radiator.

BATHROOM

7'1 x 5'6 (2.16m x 1.68m)

Panelled in bath, pedestal wash hand basin, low flush w.c. airing cupboard housing the Vaillant gas fired central heating boiler.

OUTSIDE

Shared driveway leading to

REAR IN LINE GARAGE

REAR GARDEN

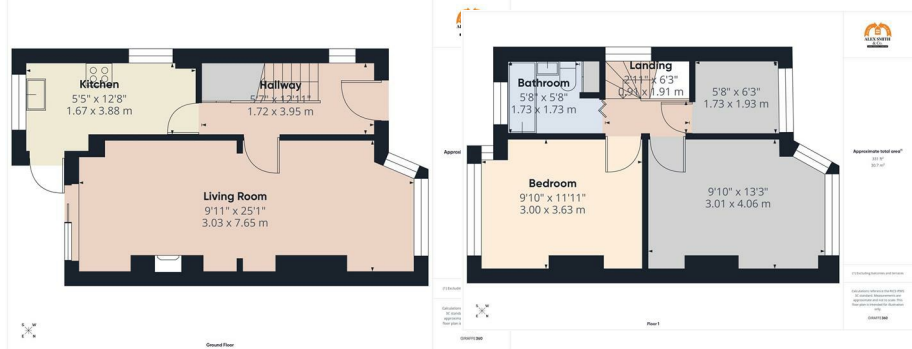
Lawned with fenced borders.

COUNCIL TAX BAND:

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



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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