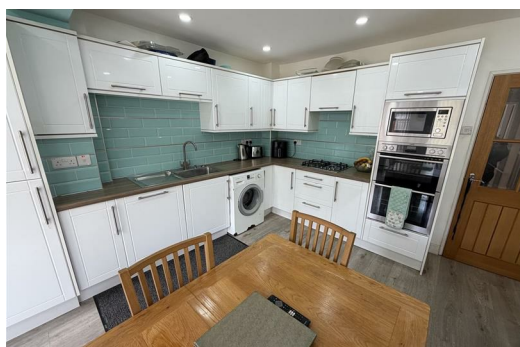
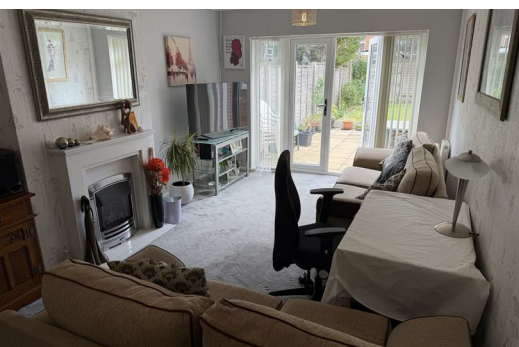




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
0121-784 6660
sales@alex-smith.co.uk
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50 Hilltop Drive, Hodge Hill, Birmingham B36 8JX

Price £275,000

An extended, freehold 2 bedroom semi detached bungalow benefiting from a substantially extended breakfast kitchen, the installation of gas fired central heating, UPVC double glazing and side garage.



This Property falls into Birmingham Council Tax Band C. The Council Tax Payable Per Annum is £1,173.26 for year 2015/2016

Hilltop Drive is located off Standlake Avenue which in turn leads off Collingbourne Avenue which can be accessed either from Chipperfield Road or the main Bromford Road Hodge Hill.

The property stands well back from the roadway behind a paved foregarden/vehicular driveway approach that provides off road parking space to the front as well as vehicular access to the side garage of the property.

The bungalow is built of traditional single storey brick construction and is surmounted by a pitched tiled roof.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

COMPOSITE FRONT DOOR ENTRANCE

Leading to

SPACIOUS RECEPTION HALL

With single panel central heating radiator. Full height linen and storage cupboard with BAXI gas fired central heating boiler.

LOUNGE (REAR)

19'31 x 10'7 (5.79m x 3.23m)

Feature fireplace, 2 single panel central heating radiators, UPVC double glazed windows and double doors to outside.

EXTENDED KITCHEN (REAR)

11'9 x 11'8 (3.58m x 3.56m)

Single drainer stainless steel sink unit with mixer taps, 5 single door base units, corner double door and 5 single door wall units, integrated and concealed dishwasher. Larder style fridge freezer, built in 4 ring gas hob, built in eye level double oven and additional built in microwave. Plumbing for automatic washing machine, twin panel central heating radiator.

2 UPVC double glazed windows, UPVC double doors to outside.

BEDROOM 1 (FRONT)

14'3 x 10'7 (4.34m x 3.23m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 2 (FRONT)

11'7 x 10'10 (3.53m x 3.30m)

UPVC double glazed window, single panel central heating radiator.

BATHROOM

8'2 x 7'1 (2.49m x 2.16m)

Ceramic tiling to the walls and floor, panelled in bath with multi head shower fitment. Pedestal wash hand basin, low flush w.c. Single panel central heating radiator, UPVC double glazed window.

EXTENDED SIDE GARAGE

21' x 8' (6.40m x 2.44m)

Metal up and over door (front) UPVC door (rear).

OUTSIDE

Paved patio, well maintained lawned rear garden with fenced borders.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £2,091.71 Year 2026/27.



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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