



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

**HODGE HILL**  
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## 143b Bucklands End Lane, Hodge Hill, Birmingham B34 6HX Price £129,950

A 2 bedroom, first floor maisonette with Upvc double glazing.

Some modernisation and re-decoration required. Long lease 991 years left.

Approximate total area - 428ft<sup>2</sup> / 39.8m<sup>2</sup>

NO UPWARD CHAIN!



Bucklands End Lane is located off the main Coleshill Road at the Hunters Moon island. It also runs as a continuation of Hodge Hill Road.

The property stands back from the road way behind a fore-garden approach (belonging to the ground floor maisonette)

In turn the property is built of traditional, two storey brick construction and is surmounted by a pitched tiled roof.

There is an external staircase leading to the first floor and access to the maisonette.

### **Reception Hall**

All rooms located off

### **Lounge**

13'3 x 10'4 (4.04m x 3.15m)

Brick built fire place with stone hearth and fitted gas fire. Upvc double glazed window.

### **Kitchen (rear)**

7'2 x 5'10 (2.18m x 1.78m)

Single drainer, stainless steel sink unit with mixer taps and a single door base unit below. Further 2 single door base units, double door and 2 single door wall units one of which conceals the hot water heater. 4 Ring gas hob with over below, plumbing for automatic washing machine, Upvc double glazed window.

### **Bedroom 1 (rear)**

10'4 x 9'4 (3.15m x 2.84m)

Upvc double glazed window.

### **Bedroom 2 (front)**

9'6 x 8'11 (2.90m x 2.72m)

2 double door built in wardrobes, Upvc double glazed window.

### **Bathroom (side)**

5'9 x 5'4 (1.75m x 1.63m)

Panelled in bath with hand rails. Vanity wash hand basin, low flush WC, Upvc double glazed window.

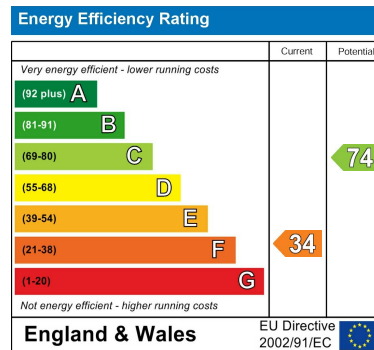
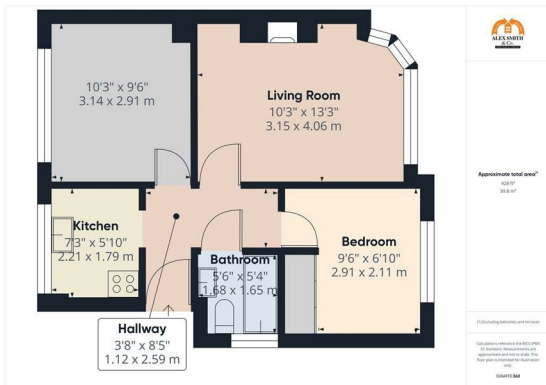
## **OUTSIDE**

### **Garage at Rear**

### **Rear Garden**

### **COUNCIL TAX BAND:**

This Property falls into Birmingham Council, Tax Band A, Payable Per Annum £1491.33 Year 2025/26



**TENURE:** We are advised that the property is Leasehold, having 991 years left, 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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