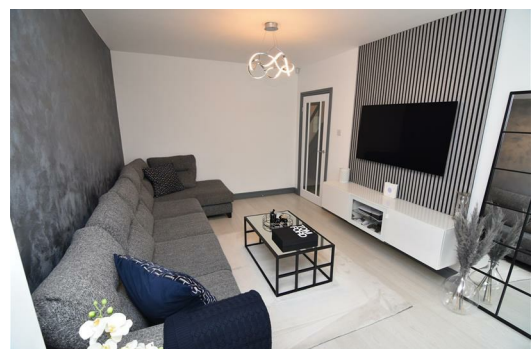
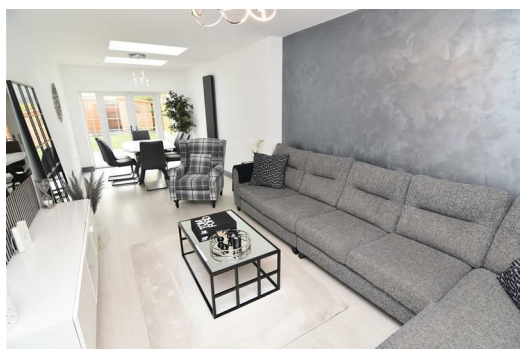




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

**HODGE HILL**  
0121-784 6660  
sales@alex-smith.co.uk  
www.alex-smith.co.uk



## 48 Falmouth Road, Hodge Hill, Birmingham B34 6EH

### Price £325,000

A stunning, extended freehold 3 bedroom semi detached family residence benefiting from substantial ground floor extensions to the side and rear elevation. This provides the property with 2 spacious reception rooms comprising extended rear lounge, an extended and fitted dining kitchen and separate ground floor cloakroom.

Other benefits include gas fired central heating, UPVC double glazing with off road parking space to the front.



Falmouth Road is located off Maryland Avenue, which in turn leads off Hodge Hill Road Hodge Hill.

The property is set well back from the roadway behind a full width block paved foregarden/vehicular driveway that provides off road parking space to the front.

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

## THE MUCH EXTENDED ACCOMMODATION COMPRISES ON THE GROUND FLOOR

### PORCH ENTRANCE

With UPVC double glazed windows and composite front door.

UPVC front door leading to

### RECEPTION HALL

Laminated flooring, single panel central heating radiator, 2 understair storage cupboards.

### FITTED CLOAKROOM (FRONT)

Low flush w.c. vanity wash hand basin, heated towel rail, UPVC double glazed window, laminated flooring.

### SITTING ROOM (FRONT)

12'3 into bay x 9'10 (3.73m into bay x 3.00m)

Laminated flooring, UPVC double glazed bay window, single panel central heating radiator, centre light point. Attractive panelled feature wall.

### STUNNING EXTENDED LOUNGE (REAR)

26'8 x 9'10 (8.13m x 3.00m)

Laminated flooring, tv feature wall and built in storage unit. Central heating radiator, UPVC double glazed windows and double doors to outside, 2 centre light points.

### EXTENDED AND REFITTED KITCHEN (REAR)

21'9 (max) x 8'4 (6.63m (max) x 2.54m)

Ceramic tiled floor, stunning range of fitted kitchen units comprising single drainer single bowl sink unit with mixer taps and double door base unit below. Further double door, 2 single door and a 3 drawer base unit. Double door larder unit, 4 ring gas hob with eye level oven and built in microwave. Integrated and concealed larder style full height fridge and freezer, plumbing for automatic washing machine. 2 central heating radiators, wall mounted central heating boiler, spotlights.

## ON THE FIRST FLOOR

### LANDING

UPVC double glazed window, large loft access with pull down ladder. Linen and storage cupboard

### BEDROOM 1 (FRONT)

12'2" into bay x 9'10 (3.71m into bay x 3.00m)

UPVC double glazed bay, window, single panel central heating radiator, attractive panelled feature wall.

### BEDROOM 2 (REAR)

12'6 x 9'10 (3.81m x 3.00m)

UPVC double glazed window, single panel central heating radiator. Large 3 door wardrobe with drawers below.

### BEDROOM 3 (FRONT)

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

UPVC double glazed window, single panel central heating radiator.

### MODERN TILED BATHROOM (REAR)

6'4 x 5'10 (1.93m x 1.78m)

Ceramic tiled floor and walls, panelled in bath with multi head shower fitment over, vanity wash hand basin with drawer below, low flush w.c. heated towel rail, UPVC double glazed window.

### OUTSIDE

Paved patio, cold water tap.

Attractive artificial lawned rear garden, 2 substantial timber garden stores.

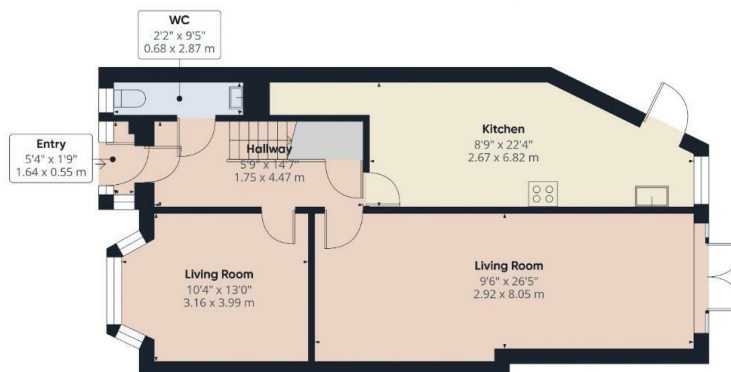
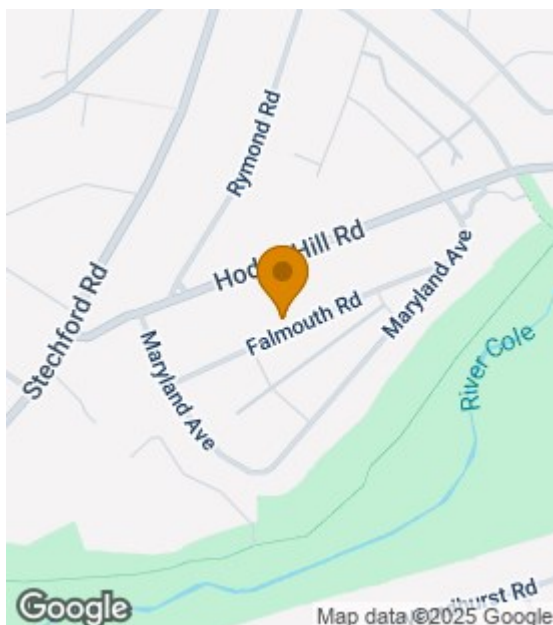
### COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,988.44 Year 2025/26









Ground Floor

Approximate total area<sup>(1)</sup>  
733 m<sup>2</sup>  
69.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS (RICS) 8th Edition. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

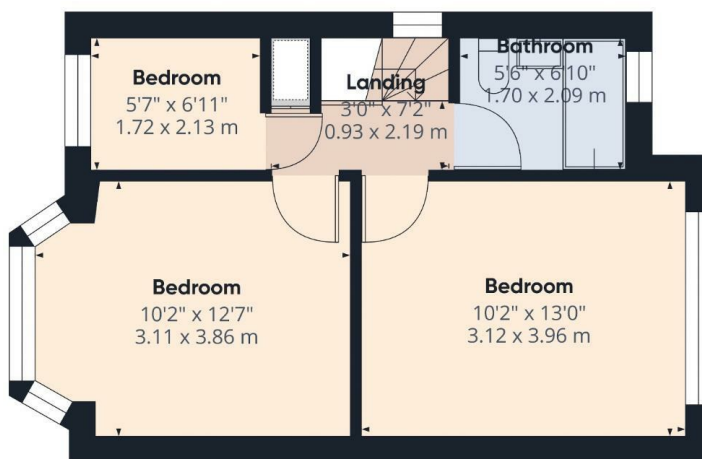
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	

74

83



First Floor

Approximate total area<sup>(1)</sup>  
356 m<sup>2</sup>  
33 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS (RICS) 8th Edition. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**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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