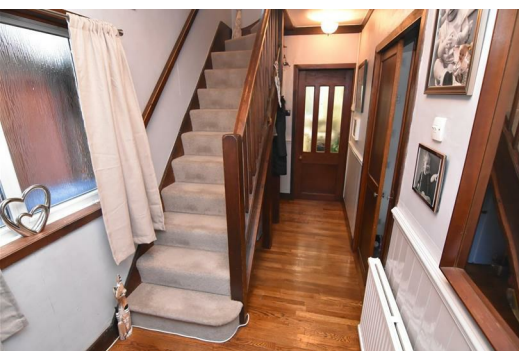




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

**HODGE HILL**  
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## 89 Hodge Hill Road, Hodge Hill, Birmingham B34 6DX Price £259,999

A freehold, 3 bedroom, semi detached family residence benefiting from gas fired central heating, UPVC double glazing and off road parking space to the front.

Approximate total area 729ft<sup>2</sup> / 67.9m<sup>2</sup>



Hodge Hill Road is located off the main Stechford Road Hodge Hill. The property stands well back from the roadway, behind a majority paved foregarden/vehicular driveway that benefits from multi car parking space.

The property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof having single height bay to the front elevation,

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### RECEPTION HALL

With parquet hardwood floor. Twin panel central heating radiator, UPVC double glazed window, understairs storage area.

#### DINING ROOM (FRONT)

11'9 into bay x 10'4 (3.58m into bay x 3.15m)

UPVC double glazed bay window, single panel central heating radiator, 3 double wall light points.

Doors leading to

#### SITTING ROOM (REAR)

12'11 x 10'4 (3.94m x 3.15m)

UPVC double glazed window, single panel central heating radiator, brick built fireplace.

#### KITCHEN (REAR)

6'9 x 5'8 (2.06m x 1.73m)

Ceramic tiled floor, single drainer stainless steel sink unit with hot and cold tap. 2 single door base units with rounded edge work surface above. 2 double door wall units, electric cooker point, UPVC double glazed window, single panel central heating radiator.

### ON THE FIRST FLOOR

#### LANDING

UPVC double glazed window, single door store.

#### BEDROOM 1 (FRONT)

12'3 x 10'5 (3.73m x 3.18m)

UPVC double glazed window, single panel central heating radiator.

#### BEDROOM 2 (REAR)

12'10 x 10'5 (3.91m x 3.18m)

UPVC double glazed window, single panel central heating radiator.

#### BEDROOM 3 (FRONT)

8'4 x 5'7 (2.54m x 1.70m)

Single panel central heating radiator, UPVC double glazed window.

#### BATHROOM

5'8 x 4'11 (1.73m x 1.50m)

Panelled in bath with shower fitment over, pedestal wash hand basin, low flush w.c. UPVC double glazed window, single panel central heating radiator. Airing cupboard with BAXI gas fired central heating boiler.

### OUTSIDE

#### SEPARATE TRADESMAN'S SIDE ENTRANCE

Covered side area with plumbing for automatic washing machine.


Paved terrace.

Lawned rear garden with storage at rear.

#### COUNCIL TAX BAND:

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



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>		<b>79</b>
(55-68) <b>D</b>	<b>65</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 	

**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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