

10 Hodge Hill Road, Hodge Hill, Birmingham B34 6DU **Price £360,000**

An extended and stunning, freehold, 3 bedroom semi detached family residence benefiting from a most useful single storey side conservatory providing an additional reception room and ground floor shower room.

Other benefits include the installation of gas fired central heating, UPVC double glazing, together with immaculate decoration and fittings throughout.

The property stands well back from the roadway behind a large tarmac/foregarden/vehicular driveway that provides multi car parking space to the front.

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

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISSES

ON THE GROUND FLOOR

EXTENDED BRICK BUILT PORCH

With UPVC windows and double doors.

RECEPTION HALL

Laminated flooring, understairs storage, single panel central heating radiator.

DOUBLE DOOR ACCESS INTO SPACIOUS THROUGH LOUNGE

24'10 x 9'10 (7.57m x 3.00m)

Matching laminated flooring, UPVC double glazed bay window (front) UPVC windows and doors (rear).

Twin panel central heating radiator, additional under floor heating, large feature wall with built in electric fire, spotlights.

MODERN REFITTED KITCHEN (REAR)

8'11 x 8'7 (2.72m x 2.62m)

Ceramic tiled floor, single drainer twin bowl stainless steel sink unit with mixer taps, double door, corner double door, 2 single door and a 3 pan drawer base unit, all with work surface over. 4 single door wall units, built in 5 ring gas hob with eye level double oven and additional microwave.

Integrated and concealed full height fridge and freezer, large central heating radiator, UPVC double glazed window.

SIDE PASSAGEWAY

With plumbing for automatic washing machine, single panel central heating radiator, UPVC double glazed window.

Full height storage unit, concealing the gas fired central heating boiler and additional double door unit housing the plumbing for automatic washing machine and tumble dryer.

LOCATED OFF SITTING ROOM/OFFICE (FRONT)

14'1 x 6'10 (4.29m x 2.08m)

Laminated flooring, single panel central heating radiator, UPVC double glazed window, spotlights.

LUXURY TILED SHOWER ROOM

8' x 5'9 (2.44m x 1.75m)

Ceramic tiling to the walls and floor. Large shower cubicle, vanity wash hand basin with drawer below, low flush w.c. heated towel rail, UPVC double glazed window, spotlights.

LANDING

UPVC double glazed window, loft access and pull down ladder to boarded loft.

BEDROOM 1 (FRONT)

13' x 9'10 (3.96m x 3.00m)

UPVC double glazed bay window, single panel central heating radiator, spotlights.

BEDROOM 2 (REAR)

12'1 x 9'10 (3.68m x 3.00m)

Large built in sliding 3 door wardrobe, UPVC double glazed window, single panel central heating radiator.

BEDROOM 3 (REAR)

9'1 x 9' (2.77m x 2.74m)

UPVC double glazed window, single panel central heating radiator, built in mirror fronted double door wardrobe.

BATHROOM (FRONT)

8'1 x 5'6 (2.46m x 1.68m)

Ceramic tiles to walls and floor, jacuzzi panelled in bath with central taps and multi headed shower over. Vanity wash hand basin with drawer below, low flush w.c. UPVC double glazed window, heated towel rail and additional under floor heating.

OUTSIDE

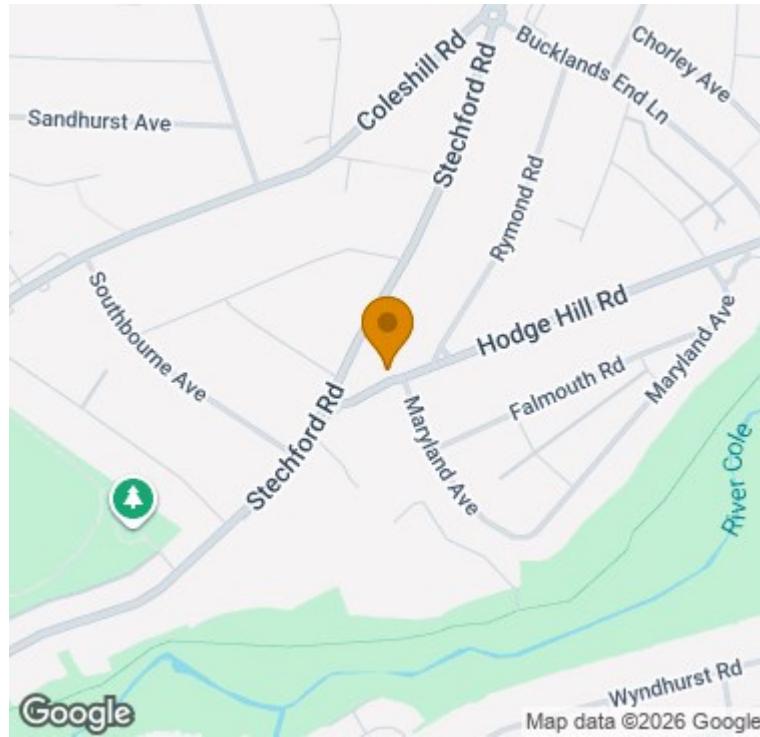
Full width patio.

Artificial lawned rear garden with garden store/summer house (with full electrics) and privacy boarding.

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) 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.



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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