



## 68 Farnhurst Road, Hodge Hill, Birmingham B36 8HT

### Price £279,950

A unique opportunity to buy a distinctive, freehold, 3 bedroomed detached family residence benefiting from gas fired central heating, UPVC double glazing and side garage.

The property also has a large vehicular driveway to the front and side ideal for additional parking.

Approximate total area 994ft<sup>2</sup> / 92.3m<sup>2</sup>

No Upward Chain.



Farnhurst Road is located in between Bromford Lane and Bromford Road with number 68 situated on the corner of Farnhurst Road and Bromford Road.

The property is set back from the roadway behind a wide corner plot with a neat foregarden with full length pathway approach. The property also benefits from an additional vehicular driveway providing access to the side garage and additional land at the side.

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 COMPRISES

### ON THE GROUND FLOOR

#### PORCH ENTRANCE

UPVC front door. Laminated flooring.

#### FRONT DOOR LEADING TO SPACIOUS RECEPTION HALL

Single panel central heating radiator, laminated flooring. Walk in understairs storage cupboard with UPVC double glazed window.

#### LOUNGE (FRONT)

13'4 x 10'10 (4.06m x 3.30m)

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

#### EXTENDED REAR UTILITY

7'9 x 6' (2.36m x 1.83m)

Ceramic tiled floor, single panel central heating radiator, plumbing for automatic washing machine, UPVC double glazed door and window.

#### EXTENDED GROUND FLOOR SHOWER ROOM (REAR)

6'10 x 3'5 (2.08m x 1.04m)

Ceramic tiled floor and walls. Double shower cubicle, low flush w.c. wash hand basin, UPVC double glazed window.

#### THROUGH DINING KITCHEN

20'8 x 10'10 (6.30m x 3.30m)

THE DINING AREA COMPRISES :

UPVC double glazed bay window, twin panel central heating radiator and laminated flooring.

THE KITCHEN AREA COMPRISES :

Single drainer twin bowl stainless steel sink unit with mixer taps, 2 double door, a corner double door, 2 single door and 2 three drawer base units with work surface over. 5 single door wall units, 4 ring gas hob, eye level gas oven, plumbing for automatic washing machine, UPVC double glazed door and window.

### ON THE FIRST FLOOR

#### SPACIOUS LANDING

#### BEDROOM 1 (FRONT)

14' x 10'11 (4.27m x 3.33m)

3 UPVC double glazed windows, with 1 being a bay window, twin panel central heating radiator.

#### BEDROOM 2 (FRONT)

13'11 x 10'11 (4.24m x 3.33m)

2 double door built in wardrobes with 3 double door bonnet cupboards over. UPVC double glazed bay window, single panel central heating radiator.

#### BEDROOM 3 (FRONT)

8'2 x 5'1 (2.49m x 1.55m)

UPVC double glazed window, single panel central heating radiator.

#### FIRST FLOOR SHOWER ROOM

6'5 x 5'3 (1.96m x 1.60m)

Tiled walls, double shower cubicle, pedestal wash hand basin, heated towel rail, UPVC double glazed window.

#### SEPARATE TOILET

Full height tiling, low flush w.c. UPVC double glazed window.

#### SIDE GARAGE

19' max x 10'2 (max) (5.79m max x 3.10m (max))

Metal up and over door.

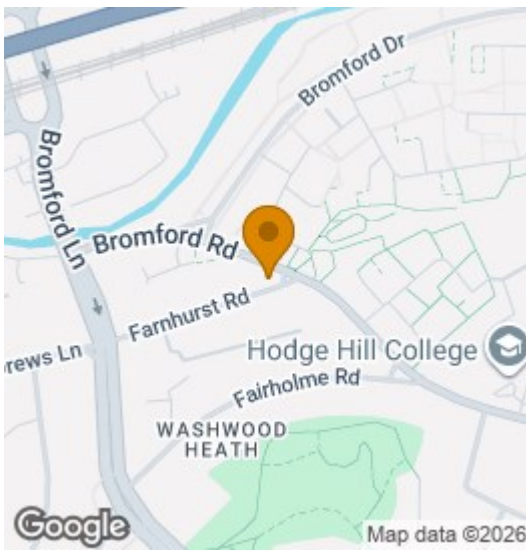
#### OUTSIDE

Paved rear garden with fenced borders.

#### COUNCIL TAX BAND:

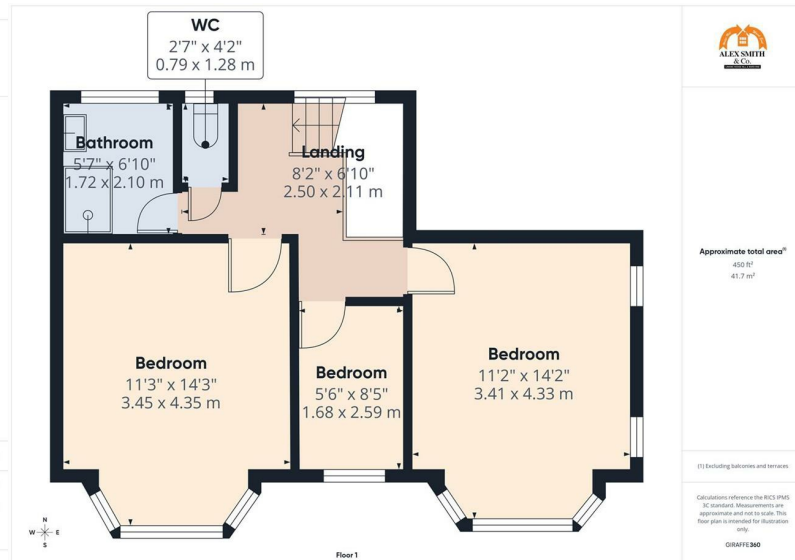
This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,988.44 Year 2025/26.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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.



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

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