



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

**HODGE HILL**  
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## 224 Stechford Road, Hodge Hill, Birmingham B34 6BL Price £575,000

A simply outstanding much extended, freehold, 4 bedroom, 3 reception room, 3 bathroom semi detached family residence.

The property also benefits from an extended rear lounge, an outstanding extended and fully fitted dining kitchen, together with gas fired central heating, UPVC double glazing and off road parking space to the front.



Stechford Road is located between its junction with Stechford Lane and the Hunters Moon island with Coleshill Road and Bucklands End Lane.

The property stands well back from the roadway behind a large block paved foregarden/vehicular driveway providing off road parking space for multiple vehicles with an electric charging point.

The property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof with substantial two storey side extension that provides the enlarged accommodation.

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### PORCH ENTRANCE

With ceramic tiled floor. UPVC double glazed sliding patio doors.

#### COMPOSITE FRONT DOOR LEADING TO SPACIOUS RECEPTION

20'6 (max) x 10'6 (max) 5'4 (min) (6.25m (max) x 3.20m (max) 1.63m (min))

Understairs storage cupboard, central heating radiator, additional single panel central heating radiator, staircase off.

#### SITTING ROOM (FRONT)

13'9 x 11'7 (4.19m x 3.53m)

UPVC double glazed bay window, twin panel central heating radiator, coved cornice to ceiling.

#### EXTENDED LOUNGE (REAR)

26'3 x 12'4 (8.00m x 3.76m)

2 twin panel central heating radiators, UPVC double glazed sliding patio doors, coved cornice to ceiling.

#### EXTENDED CINEMA ROOM/STUDY (FRONT)

13'3 x 8'3 (4.04m x 2.51m)

Twin panel central heating radiator, UPVC double glazed window.

#### EXTENDED GROUND FLOOR SHOWER ROOM

8'2 x 5'7 (2.49m x 1.70m)

Ceramic tiled floor, shower cubicle with tiled splashback. Pedestal wash hand basin, low flush w.c. UPVC double glazed window, single panel central heating radiator.

#### MUCH EXTENDED DINING KITCHEN (REAR)

26'10 x 16'10 (8.18m x 5.13m)

Ceramic tiled floor. Large stainless steel sink unit with mixer taps. 4 double door and 2 single door base units. A further station with 2 double door base units, a central island with a further 2 double door base units, 5 ring gas hob with substantial central extractor over, eye level double oven with storage units above and below, together with 2 full height double door units to the side.

Additional 2 full height storage units with central space for American fridge freezer. 2 double door display units, 2 double door and 2 single door wall units. Plumbing for automatic washing machine, integrated and concealed dishwasher.

Large full height 3 door storage area with shelving and storage behind. UPVC double glazed double doors and window.

### ON THE FIRST FLOOR

#### EXTENDED LANDING

20'4 x 5'4 (6.20m x 1.63m)

Twin panel central heating radiator, UPVC double glazed window, staircase to loft.

#### BEDROOM 1 (FRONT)

14'2 into bay x 11'7 (4.32m into bay x 3.53m )

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

#### EN-SUITE SHOWER ROOM

8'11 x 4'10 (2.72m x 1.47m)

Ceramic tiled floor, walk in shower cubicle, vanity wash hand basin with storage below. Low flush w.c. UPVC double glazed window, single panel central heating radiator.

#### BEDROOM 2 (REAR)

12'6 x 10'7 (3.81m x 3.23m)

UPVC double glazed window, single panel central heating radiator.

#### EXTENDED BEDROOM 3 (REAR)

12'7 x 9' (3.84m x 2.74m)

UPVC double glazed window, single panel central heating radiator.

#### EXTENDED BEDROOM 4 (REAR)

15'9 x 8'10 (4.80m x 2.69m)

UPVC double glazed window, single panel central heating radiator.

#### EXTENDED BATHROOM

8'3 x 7'6 (2.51m x 2.29m)

Half height ceramic tiling, large panelled in bath with multi head shower over, pedestal wash hand basin, low flush w.c. Ceramic tiled floor, UPVC double glazed window, single panel central heating radiator.

### STAIRCASE TO SECOND FLOOR

#### LOFT CONVERSION FOR STORAGE

16'5 x 10'5 (5.00m x 3.18m)

UPVC double glazed window, additional storage space to the eaves. This room is fully carpeted.

#### OUTSIDE

Block paved patio with cold water tap.

Large lawned rear garden with fenced borders.

#### SUBSTANTIAL BRICK BUILT STORE (REAR)

21'3 x 9'6 (6.48m x 2.90m)

UPVC double glazed window and sliding patio doors. Additional storage and electric.

#### COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band D Council Tax Payable Per Annum £2,237.00 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>		
(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		



**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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