



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

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



## 12 Ashby Close, Hodge Hill, Birmingham B8 2RB

### Price £389,950

REDUCED BY £10,000 .... An extended and very well maintained, freehold 4 bedroom detached house with en suite shower room, extended conservatory, internally extended dining kitchen, gas central heating and Upvc double glazing with garage and off road parking.

Approximate total area 1239ft<sup>2</sup> / 115.3m<sup>2</sup>



Ashby Close is located off Old Bromford Lane with is situated off the main Bromford Lane.

The property stands back from the roadway behind a neat fore-garden / driveway, that provides space for multiple parking

In turn the property is built of traditional, two storey brick construction and is surmounted by a pitched tiled roof.

The accommodation comprises

## **On The Ground Floor**

### **Reception Hall**

Twin panel central heating radiator, stair case off

### **Lounge (front)**

15'2 x 12'10 (4.62m x 3.91m)

Leaded Upvc double-glazed bay window, twin panel central heating radiator, polished fire surround with marble hearth and inset and fitted coal effect gas fire.

### **Modern Internally Extended Dining Kitchen.**

19'5 x 10'4 (5.92m x 3.15m)

The original dining room and kitchen have now been knocked into one fantastic size and much improved and re-fitted dining kitchen with an extensive range of units, comprising, single drainer, twin bowl stainless steel sink unit with mixer taps. 3 Double door, 2 corner double door and a single door base unit, an additional 3 pan draw unit and 2 two draw units all with work surface over. 5 Ring Zannusi gas hob, eye level double oven, Upvc double glazed window, twin panel central heating radiator and double glazed sliding patio doors leading to

### **Extended Conservatory**

10'2 x 7'5 (3.10m x 2.26m)

Brick-built base, Upvc double-glazed windows and double doors to the outside and 2 twin-panel central heating radiators.

### **Matching Utility Area**

7'1 x 4'4 (2.16m x 1.32m)

Matching range of fitted kitchen units comprising a single door base unit, double door wall unit, pull-out full height storage unit and a full height concealed and integrated fridge.

### **Separate Toilet**

Low-flush WC, Wash hand basin, single-panel central heating radiator, Upvc double-glazed window.

### **Under stairs store (now Lobby)**

Leading to the original tandem garage, now split into two, providing a Utility Store Room and a Garage-Style Working Area, accessible from the front.

### **2nd Utility / Store**

8'2 x 7'11 (2.49m x 2.41m)

Ideal gas-fired central heating boiler. 2 double-door and 2 single-door base units. 2 Double doors, a corner double door and a single door wall unit. Access to

### **Garage / Work Shop**

8'7 x 8'1 (2.62m x 2.46m)

Metal up and over door, double door and single door store.

## **On The First Floor**

### **Landing**

Loft access off, full height linen and airing cupboard.

### **Master Bedroom 1 (front)**

12'3 min x 10'6 (3.73m min x 3.20m)

Mirror-fronted sliding double door wardrobe. Twin panel central heating radiator, Upvc double-glazed window.

### **En-Suite Shower Room**

5'7 x 5'6 (1.70m x 1.68m)

Tiled shower cubicle with Triton fitted shower, vanity wash hand basin with double door unit below. Low flush WC. Single panel central heating radiator, Upvc double-glazed window.

### **Bedroom 2 (through)**

15'3 x 7'10 (4.65m x 2.39m)

2 x Upvc double glazed windows, twin panel central heating radiator, loft access.

**Bedroom 3 (rear)**

8'11 x 7'8 (2.72m x 2.34m)

Upvc double glazed window, single panel central heating radiator.

**Bedroom 4 (rear)**

8'4 x 8'1 (2.54m x 2.46m)

Upvc double glazed window, single panel central heating radiator.

**Bathroom**

8'6 x 5'7 (2.59m x 1.70m)

Panelled in bath with Triton shower over, pedestal wash hand basin, low flush WC, Upvc double glazed window, single panel central heating radiator.

**OUTSIDE**

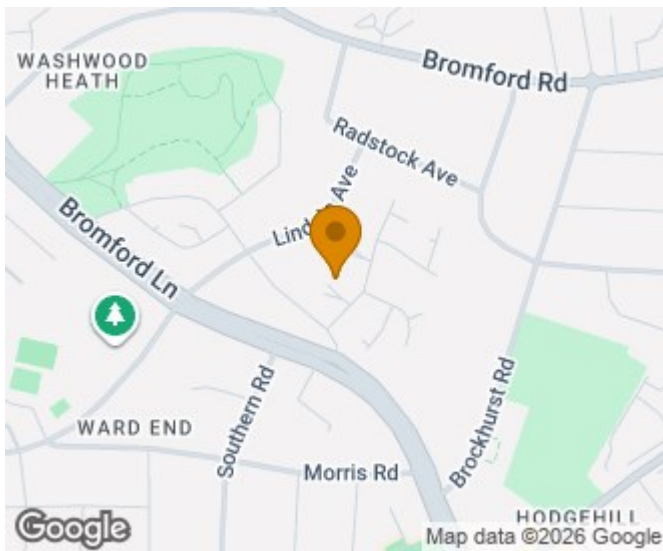
Separate Tradesmen Side Entrance to attractive patio area and neat, well maintained lawned Rear Garden

Separate tradesmen's side entrance to attractive patio area and neat, well-maintained lawned rear garden.

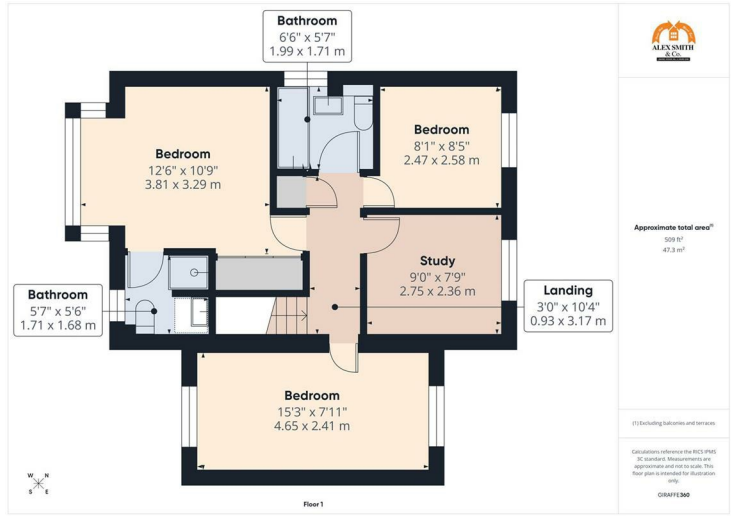
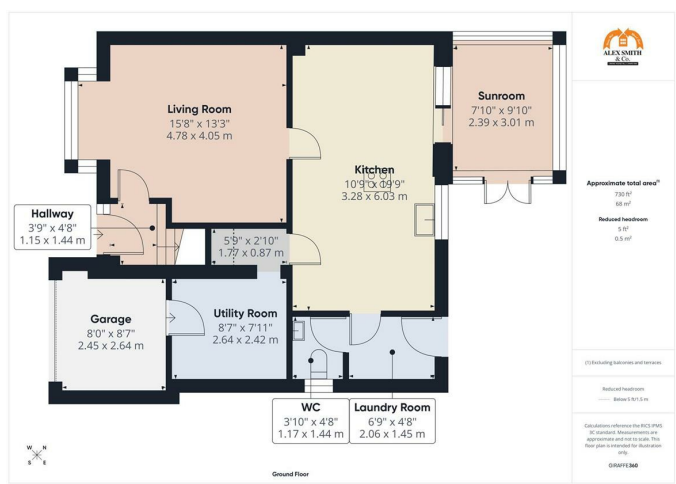
**COUNCIL TAX BAND:**

This Property falls into Council Tax Band D with Birmingham Council Tax Payable Per Annum £2237.00 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>                            | 69                      | 76        |
| (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 |           |



**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

23 COLESHILL ROAD  
 HODGE HILL  
 BIRMINGHAM B36 8DT  
 TEL: 0121-784 6660