



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

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## 15 Wilkinson Croft, Hodge Hill, Birmingham B8 2RE

### Price £389,950

A well presented and very much extended, freehold, 3/4 bedroom detached family residence benefiting from a substantial single storey brick built extension to the rear elevation providing the property with a much extended kitchen. The original integral garage has now been converted into an additional reception room with ground floor shower room behind.

Other benefits include the installation of gas fired central heating, UPVC double glazing and a large foregarden and driveway providing off road parking space for multiple vehicles.

Approximate total area is 1289 sq ft or 119.8 m sq



Wilkinson Croft is situated off Ashby Close which in turn leads off the main Old Bromford Lane.

Number 15 Wilkinson Croft is situated in the heart of the cul-de-sac behind a neat lawned foregarden with much enlarged vehicular driveway providing ample off road parking space.

The property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof.

## THE ENLARGED ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### RECEPTION HALL

Laminated flooring with access doors both double fronted lounges, staircase off.

#### LOUNGE (FRONT)

14'7 x 12'4 (4.45m x 3.76m)

Laminated flooring, UPVC double glazed bow window, twin panel central heating radiator, centre and 2 double wall light points.

#### LOUNGE (FRONT)

16'1 x 7'7 (4.90m x 2.31m)

UPVC double glazed window, single panel central heating radiator.

#### DINING ROOM (REAR)

12'1 x 9'3 (3.68m x 2.82m)

Presently being used as the 4th bedroom. Laminated flooring, twin panel central heating radiator, UPVC double glazed door and window to outside.

#### BREAKFAST ROOM

11'10 x 8'9 (3.61m x 2.67m)

This area being formerly the original kitchen. Ceramic tiled floor, single panel central heating radiator, full height storage cupboard off.

#### EXTENDED AND REFITTED KITCHEN (REAR)

14'1 x 10'5 (4.29m x 3.18m)

Single drainer twin bowl sink unit with mixer taps, 4 double door and 5 single door base units with rounded edge work surface over. 3 double door wall units, integrated and concealed dishwasher, 4 ring gas hob with double oven below and extractor fan over, twin panel central heating radiator, 2 UPVC double glazed windows, breakfast bar.

#### OFF IS A GROUND FLOOR SHOWER ROOM/UTLITY

9'9 x 4'8 (2.97m x 1.42m)

Shower cubicle, pedestal wash hand basin, low flush w.c. UPVC double glazed window, single panel central heating radiator, single door storage cupboard, plumbing for automatic washing machine, Worcester wall mounted gas fired central heating boiler.

### ON THE FIRST FLOOR

#### LANDING

Loft access. Large full height linen and storage cupboard.

#### MASTER BEDROOM 1 (FRONT)

14'7 x 12'5 (4.45m x 3.78m)

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

#### EN SUITE SHOWER ROOM

7'1 (max) x 6'2 (2.16m (max) x 1.88m)

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

#### BEDROOM 2 (FRONT)

11'5 x 7'7 (3.48m x 2.31m)

UPVC double glazed window, single panel central heating radiator, double door enclosed wardrobe.

#### BEDROOM 3 (REAR)

13'8 x 8'5 (4.17m x 2.57m)

Laminated flooring, 2 UPVC double glazed windows, single panel central heating radiator, enclosed double door wardrobe.

#### FAMILY BATHROOM (REAR)

16'3 x 5'4 (4.95m x 1.63m)

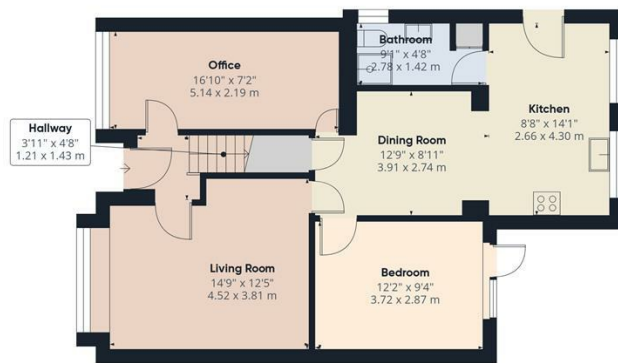
Tiled walls and floor, panelled in bath with shower attachment, vanity wash hand basin with double door unit below. Additional double door and 5 single door base units, built in low flush w.c. UPVC double glazed window and single panel central heating radiator.

#### OUTSIDE

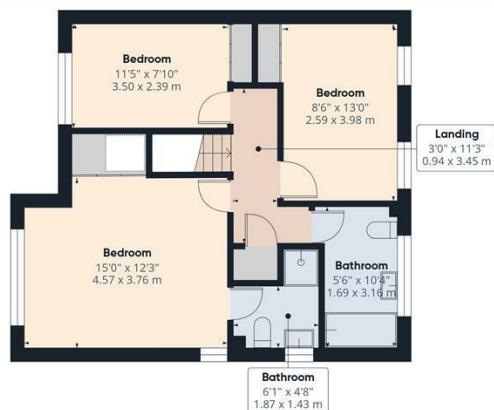
Separate tradesman's side entrance. Full width patio area. Artificial lawned rear garden with fenced borders overlooking Bromford Lane.

#### COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band D Council Tax Payable Per Annum £2,353,17 Year 2026/27.



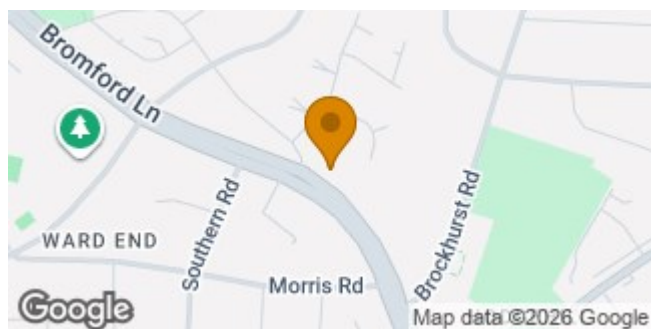
Approximate total area<sup>(1)</sup>  
1289 ft<sup>2</sup>  
119.8 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.

