



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

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



## **33 College Road, Alum Rock, Birmingham B8 3SH**

### **Price £369,950**

A large, freehold, 4 bedroom semi detached family residence, benefiting from 2 ground floor reception rooms and a spacious kitchen, the installation of gas fired central heating, UPVC double glazing, a ground floor shower room and first floor bathroom.

Off road parking is available for a minimum of 3 vehicles to the front.



College Road is located off Alum Rock Road.

The property stands well back from the roadway behind a full width tarmacadam foregarden/driveway.

The property is just 22 years sold and is built of traditional two storey brick construction being surmounted by a pitched tiled roof with single height bay to the front elevation.

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### COMPOSITE FRONT DOOR

#### SPACIOUS RECEPTION HALL

Laminated flooring, single panel central heating radiator.

#### OFF IS A SHOWER ROOM

6'9 x 5'1 (2.06m x 1.55m)

Shower cubicle, vanity wash hand basin with double door unit below, low flush w.c. heated towel rail, UPVC double glazed window.

#### LOUNGE (FRONT)

17'5 x 11'10 (5.31m x 3.61m)

UPVC double glazed window, twin panel central heating radiator, polished fire surround with marble hearth and fitted coal effect gas fire.

#### DINING ROOM (REAR)

14'5 x 9'2 (4.39m x 2.79m)

Laminated flooring, single panel central heating radiator. UPVC double glazed windows and door to outside.

#### KITCHEN (REAR)

14'2 x 13'7 (4.32m x 4.14m)

Single drainer twin bowl sink unit with mixer taps, 6 single door and a 4 drawer base unit all with work surface over. 2 double door and 3 single door wall units, further single door wall unit concealing a wall mounted gas fired central heating boiler.

Gas cooker point, plumbing for automatic washing machine, UPVC double glazed window and composite door to outside.

### ON THE FIRST FLOOR

#### SPACIOUS LANDING

Full height linen and airing cupboard off.

#### BEDROOM 1 (REAR)

13'1 x 12'7 (max) (3.99m x 3.84m (max))

UPVC double glazed window, single panel central heating radiator.

#### BEDROOM 2 (FRONT)

10'8 x 12'7 (max) (3.25m x 3.84m (max))

UPVC double glazed window, single panel central heating radiator.

#### BEDROOM 3 (FRONT)

10'4 x 7'5 (3.15m x 2.26m)

UPVC double glazed window, single panel central heating radiator.

#### BEDROOM 4 (REAR)

11'1 x 7'8 (3.38m x 2.34m)

UPVC double glazed window, single panel central heating radiator.

#### BATHROOM (SIDE)

12'7 x 5'8 (3.84m x 1.73m)

Panelled in bath with shower attachment. Vanity wash hand basin with double door unit below, low flush w.c. Single panel central heating radiator.

### OUTSIDE

Very pleasant rear garden comprising full width patio with raised borders, attractive artificial lawn.

### COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band D Council Tax Payable Per Annum £2,353.17 Year 2026/27.

### LOCAL HISTORY AND AREA AMENITIES

College Road is situated just off Alum Rock Road in the heart of Alum Rock, one of Birmingham's best-known and most established residential districts, approximately two miles east of Birmingham City Centre. The area has a long history dating back to the early 1700s, with the name "Alum Rock" believed to originate from mineral deposits once associated with the tanning and dye industries.

The surrounding streets around College Road were largely developed during the late Victorian and Edwardian periods, with further residential expansion taking place after both World Wars. Today, the area is known for its strong community feel, excellent local shopping facilities, diverse culture, and convenient transport connections into Birmingham City Centre.

#### Local Amenities

The property is ideally positioned for access to the busy Alum Rock Road shopping district, offering a wide range of supermarkets, convenience stores, cafés, restaurants, banks, pharmacies, and independent retailers.

Nearby amenities include:

Alum Rock Road Post Office

Morris Park

Ward End Park

Saltley Playground

The area is particularly well known for its vibrant food scene and multicultural shopping environment, with Alum Rock Road regarded as one of Birmingham's most established local retail destinations.

#### Schools & Education

There are several well-regarded schools within close proximity to the property, making the area popular with families.

Nearby schools include:

Shaw Hill Primary School

Parkfield Community School

Rockwood Academy

Nansen Primary School

St Saviour's C E Primary School

Saltley Academy

Alum Rock and the surrounding B8 district are particularly attractive to buyers seeking access to a wide selection of primary and secondary schooling options.

#### Transport Links

College Road benefits from excellent public transport links, with regular bus services operating along Alum Rock Road providing direct access into Birmingham City Centre and surrounding districts including Washwood Heath, Ward End, Small Heath, and Stechford.

The property is also conveniently positioned for access to:

The A47 Heartlands Parkway

Birmingham City Centre

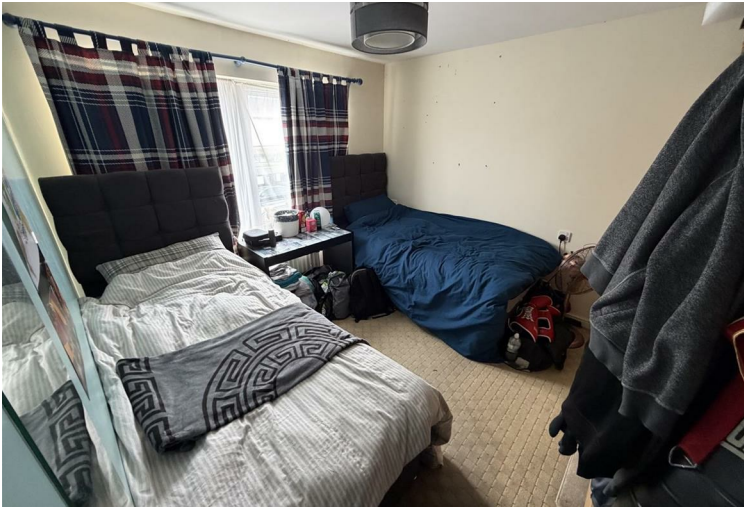
Birmingham Airport

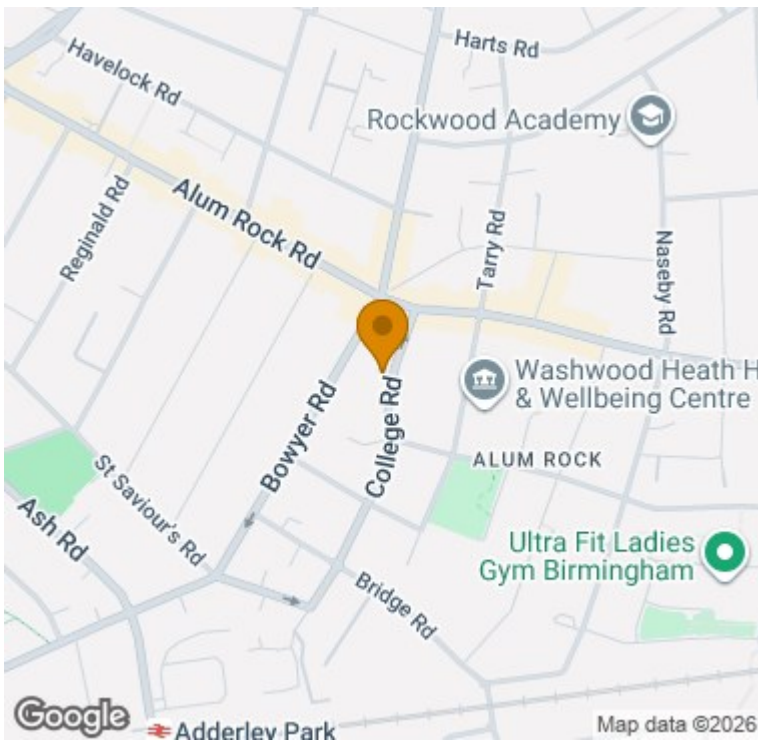
The Midlands motorway network

Nearby rail access is available from Adderley Park and other surrounding stations.

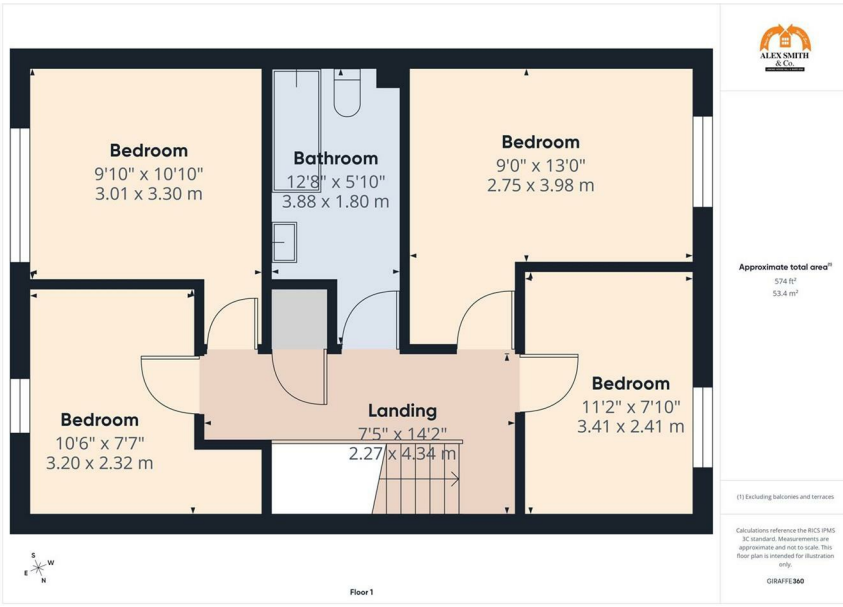
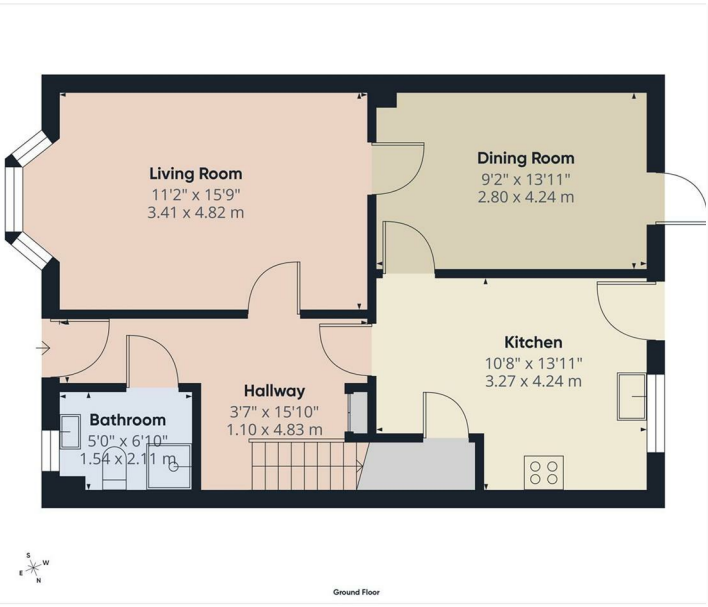
#### A Well-Established Birmingham Location

Alum Rock remains one of Birmingham's most historic and densely populated residential communities, combining period housing stock with excellent day-to-day amenities and strong transport connectivity. The area continues to attract owner occupiers and investors alike due to its proximity to the city centre and long-established community infrastructure.





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>	76	80
(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.



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