



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

**HODGE HILL**  
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## **117 Bromford Road, Hodge Hill, Birmingham B36 8HR**

### **Price £269,995**

A very well presented, improved and extended, freehold, 3 bed semi detached family residence. The attractive property is located in a most sought after location close to excellent schools.

The property benefits from a full width single storey ground floor extension to the rear elevation providing an enlarged rear lounge and kitchen. Other benefits include gas fired central heating, UPVC double glazing and a large block paved foregarden/vehicular driveway for off road parking.



Bromford Road runs between the junction of Bromford Lane and Coleshill Road Hodge Hill.

Number 117 being situated close to the junction with Fairholme Road.

The property is set well back from the roadway behind a full width block paved foregarden/vehicular driveway that provides off road parking space to the front.

In turn the property is built of traditional two storey brick construction and is surmounted by a pitched triled roof having full height bay to the front elevation.

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### PORCH ENTRANCE

UPVC double glazed door and windows.

#### UPVC FRONT DOOR LEADING TO RECEPTION HALL

Laminated flooring, UPVC double glazed window, single panel central heating radiator, understairs pantry.

#### DINING ROOM (FRONT)

12'8 into bay x 9'10 (3.86m into bay x 3.00m)

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

#### EXTENDED LOUNGE (REAR)

20'6 x 9'10 (6.25m x 3.00m)

Laminated flooring, Adams style fireplace with marble hearth and inset, single panel central heating radiator, UPVC double glazed sliding patio doors.

#### EXTENDED KITCHEN (REAR)

16'9 x 5'7 (5.11m x 1.70m)

Laminated flooring, single drainer stainless steel sink unit with mixer taps with double door base unit below. Further double door, single door and 3 drawer base unit all with rounded edge work surface over. 2 double door wall units, 4 ring gas hob with extractor fan over and oven below. Plumbing for automatic washing machine, single panel central heating radiator, 2 UPVC double glazed windows, UPVC door to outside.

### ON THE FIRST FLOOR

#### LANDING

UPVC double glazed window.

#### BEDROOM 1 (FRONT)

13'3 into bay x 9'9 (4.04m into bay x 2.97m)

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

#### BEDROOM 2 (REAR)

12'5 x 9'8 (3.78m x 2.95m)

UPVC double glazed window, single panel central heating radiator.

#### BEDROOM 3 (FRONT)

6'5 x 5'7 (1.96m x 1.70m)

UPVC double glazed window, single panel central heating radiator.

#### BATHROOM (REAR)

7' x 5'9 (2.13m x 1.75m)

Panelled in bath with multi head shower over, vanity wash hand basin with double door base unit below, low flush w.c. heated towel rail, airing cupboard housing the gas fired central heating boiler.

### SEPARATE TRADESMAN'S SIDE ENTRANCE

#### OUTSIDE

Patio area.

Very well maintained and secluded lawned rear garden with central pathway.

Seating area towards the rear with an enclosed garden area with greenhouse.

#### COUNCIL TAX BAND:

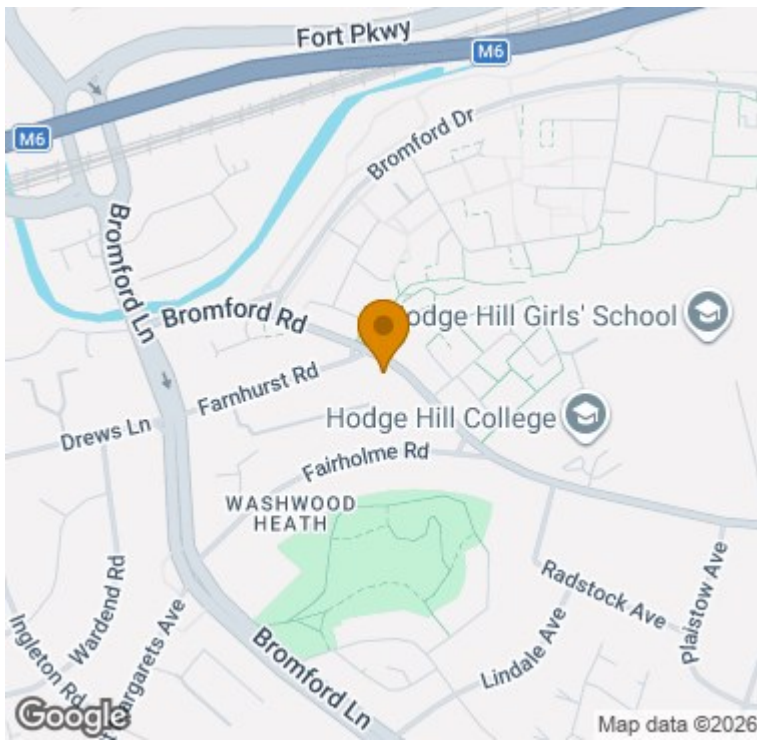
This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,830.25 Year 2026/27.

#### AREA AMENITIES

Situated on the well known Bromford Road in Hodge Hill, the property enjoys a highly convenient location popular with families due to its close proximity to a number of established schools including Hodge Hill College, Hodge Hill Girls' School and Hodge Hill Primary School.

The area offers excellent everyday amenities, public transport links and straightforward access to Birmingham City Centre, the M6 motorway network and surrounding districts, making it a practical choice for both owner occupiers and commuters alike.





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		
	62	76
<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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