



## **19 Heath Way, Hodge Hill, Birmingham B34 6LJ**

### **Price £250,000**

An extended 2/3 bedroom semi detached bungalow benefiting from a single storey extension to the rear elevation providing an additional room (either 3rd bedroom or dining area).

Other benefits include gas fired central heating, UPVC double glazing and side garage with off road parking space to the front. Approximate total area of the property is 754 ft sq or 70 m sq.

Heath Way is located off the main Coleshill Road Hodge Hill, close to the junction with the Hunters Moon.

The bungalow is set back from the roadway behind a majority paved foregarden with full length pathway approach and vehicular driveway providing off road parking space to the front as well as access to the garage.

The bungalow is built of traditional single storey brick construction and is surmounted by a pitched tiled roof with single height bay to the front elevation.

### **THE INTERNAL ACCOMMODATION BRIEFLY COMPRISSES**

#### **ON THE GROUND FLOOR**

##### **UPVC FRONT DOOR ENTRANCE TO**

##### **RECEPTION HALL**

Twin panel central heating radiator, laminated flooring.

##### **LOUNGE (FRONT)**

18'6 x 11'1 (5.64m x 3.38m)

Laminated flooring, twin panel central heating radiator, tiled hearth and fireplace with coal effect gas fire. UPVC double glazed sliding patio doors.

##### **EXTENDED DINING AREA/BEDROOM 3 (REAR)**

9'5 x 7'11 (2.87m x 2.41m)

Twin panel central heating radiator, UPVC double glazed window.

##### **KITCHEN (SIDE)**

8'2 x 7'1 (2.49m x 2.16m)

Single drainer stainless steel sink unit with hot and cold taps and double door base unit below. Further 3 double door and a single door base unit with rounded edge work surface above. 2 double door and 3 single door wall units, gas cooker point, UPVC double glazed door and window.

##### **BEDROOM 1 (FRONT)**

13'1 into bay x 11' (3.99m into bay x 3.35m)

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

##### **BEDROOM 2 (FRONT)**

9'8 x 7'2 (2.95m x 2.18m)

UPVC double glazed window, twin panel central heating radiator.

##### **SHOWER ROOM**

8' x 4'9 (2.44m x 1.45m)

Shower cubicle, pedestal wash hand basin, low flush w.c. twin panel central heating radiator, UPVC double glazed window.

##### **SIDE GARAGE**

16'3 x 7'4 (4.95m x 2.24m)

Metal up and over door.

##### **UTILITY AREA**

18'9 x 7'7 (5.72m x 2.31m)

Plumbing for automatic washing machine, single drainer stainless steel sink unit, wall mounted Worcester gas fired central heating boiler.

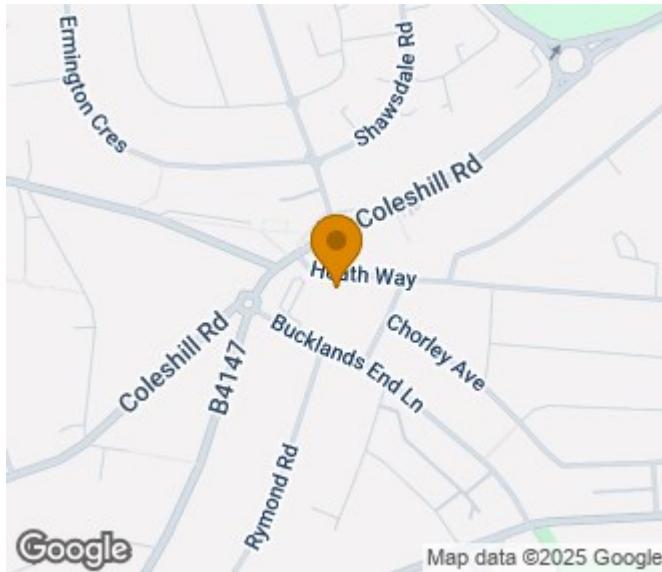
##### **OUTSIDE**

Paved patio.

Lawned rear garden with fenced borders.

##### **COUNCIL TAX BAND:**

This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,988.44 Year 2025/26.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	86	
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			



**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

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