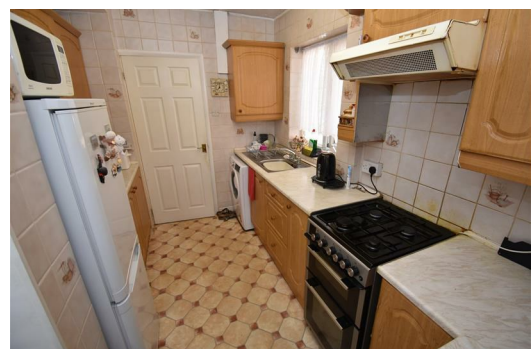




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

**HODGE HILL**  
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www.alex-smith.co.uk



## 25 Millington Road, Hodge Hill, Birmingham B36 8BN

### Price £239,950

An extended, traditional, freehold 3 bedroom semi with gas fired central heating, UPVC double glazing, rear in line garage and off road parking space to the front,

The property benefits from an extended kitchen and conservatory.



Millington Road is located off Ermington Crescent, which in turn leads off Chipperfield Road.

The property stands well back from the roadway, behind a paved foregarden/vehicular driveway that provides off road parking space to the front.

A shared vehicular driveway provides access at rear.

The property is built of traditional two storey brick construction and is surmounted by pitched tiled roof having full height bay to the front elevation.

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### PORCH ENTRANCE

#### RECEPTION HALL

Single panel central heating radiator, UPVC double glazed bay window, telephone point, understairs storage cupboard housing the Potterton gas fired central heating boiler.

#### THROUGH LOUNGE COMPRISING

##### LOUNGE (FRONT)

17' x 9'11 (5.18m x 3.02m)

UPVC double glazed bay window, brick built fireplace with coal effect fitted gas fire

OPENING TO

##### DINING ROOM (REAR)

9'9 x 8'2 (2.97m x 2.49m)

Single panel central heating radiator, double glazed sliding patio doors,

##### EXTENDED KITCHEN (REAR)

11'3 x 7'5 (3.43m x 2.26m)

Single drainer stainless steel sink unit with mixer taps, double door, corner double door, 2 single door and a 3 drawer base unit all with work surface over. Double door, single door and a corner double door wall unit. Gas cooker point, plumbing for automatic washing machine, UPVC double glazed window, single panel central heating radiator.

##### EXTENDED CONSERVATORY

13' x 8'11 (3.96m x 2.72m)

Brick built base, UPVC double glazed windows and double doors.

### ON THE FIRST FLOOR

#### LANDING

UPVC double glazed window.

##### BEDROOM 1 (FRONT)

13'5 x 9'11 (4.09m x 3.02m)

UPVC double glazed window, single panel central heating radiator, laminated flooring.

##### BEDROOM 2 (REAR)

12'4 x 9'1 (3.76m x 2.77m)

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

##### BEDROOM 3 (FRONT)

6'5 x 5'8 (1.96m x 1.73m)

UPVC double glazed window, single panel central heating radiator.

#### BATHROOM

6'10 x 4'8 (2.08m x 1.42m)

Panelled in bath with Triton shower over. Pedestal wash hand basin, low flush w.c. Full height tiling, UPVC double glazed window, single panel central heating radiator.

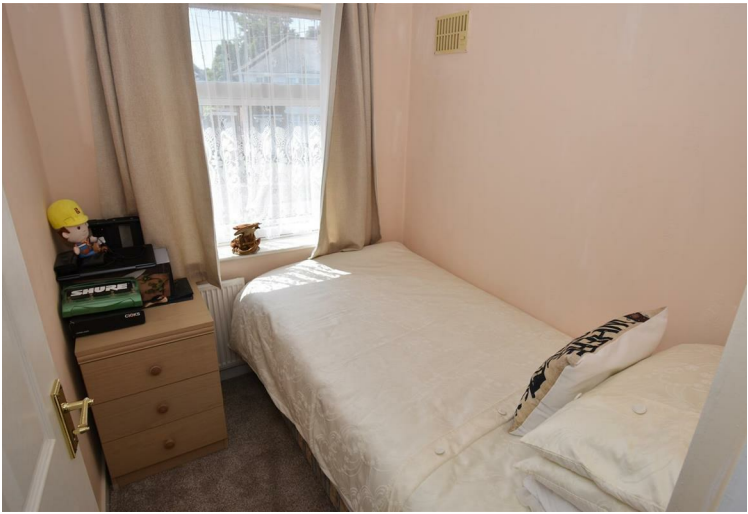
#### OUTSIDE

Paved patio with colourful borders leading to attractive and secluded lawned area with full length pathway and access to substantial brick built garden store.

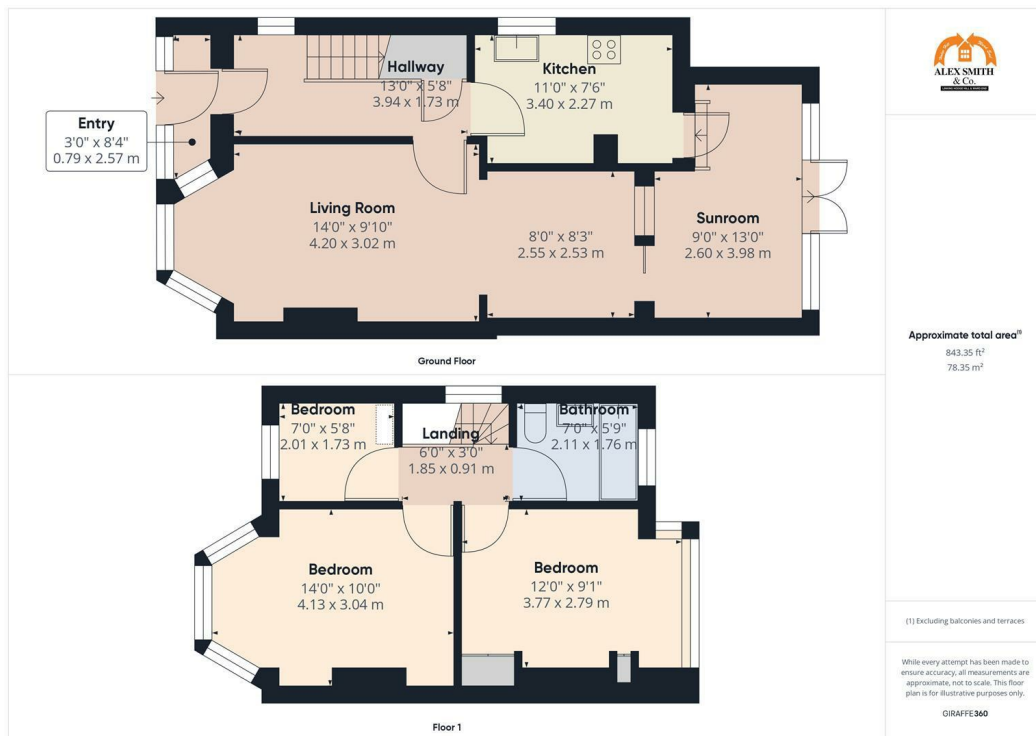
#### COUNCIL TAX BAND:

This Property falls into Council Tax Band B Council Tax Payable Per Annum £1,620.70 Year 2024/25









### 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		
<b>England &amp; Wales</b>	EU Directive	



**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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