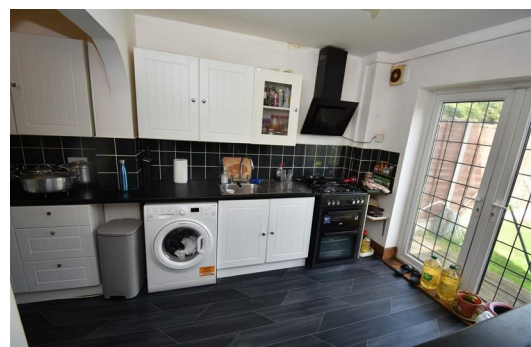
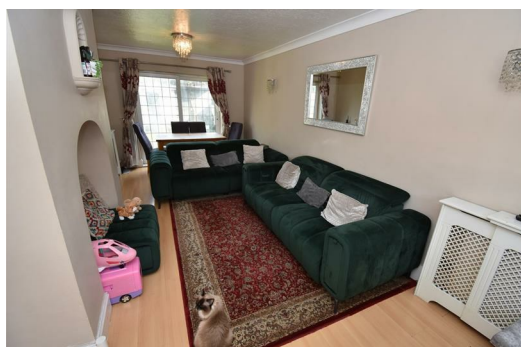




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

**HODGE HILL**  
0121-784 6660  
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## 17 Chattock Close, Hodge Hill, Birmingham B36 8AJ

### Offers in excess of £200,000

OFFERS OVER £200,000

A freehold, 3 bedroom end town house benefiting from gas fired central heating, Upvc double glazing and 3 car parking spaces on a front driveway approach.



Chattock Close is located off the main Bromford Road, opposite Hodge Hill Common.

The property is set back from the roadway behind a large, tarmacudum fore-garden / vehicular driveway that provides 3 car parking spaces.

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

### The accommodation comprises

#### On The Ground Floor

Upvc double glazed front door leading to

##### Reception Hall

Laminated flooring, twin panel central heating radiator, Upvc double glazed window, stair case off

##### Through Lounge

21'9 x 9'11 (6.63m x 3.02m)

Upvc double glazed window (front) and Upvc double glazed sliding patio doors (rear), 2 x single panel central heating radiators, 2 centre light points and 2 double wall light points.

##### Re-Fitted Kitchen

15'3 x 9'7 (4.65m x 2.92m)

Single drainer, stainless steel sink unit with mixer taps, 2 double door and a three drawer base unit with work surface over. 2 Double door wall units, double door and single door display units, gas cooker point, plumbing for automatic washing machine, twin panel central heating radiator, Upvc double doors to outside.

#### On The First Floor

##### Landing

Linen and storage cupboards.

##### Bedroom 1 (front)

14'5 x 9'11 (4.39m x 3.02m)

Upvc double glazed window, single panel central heating radiator.

##### Bedroom 2 (rear)

10'2 x 6'11 (3.10m x 2.11m)

Upvc double glazed window, single panel central heating radiator.

##### Bedroom 3 (front)

11'5 x 6'4 (3.48m x 1.93m)

Upvc double glazed window, single panel central heating radiator.

##### Bathroom

9'3 x 6'11 (2.82m x 2.11m)

Tiled, panelled in bath with jacuzzi fittings, separate shower cubicle, pedestal wash hand basin. low flush WC, heated towel rail, 2 x Upvc double glazed windows.

#### OUTSIDE

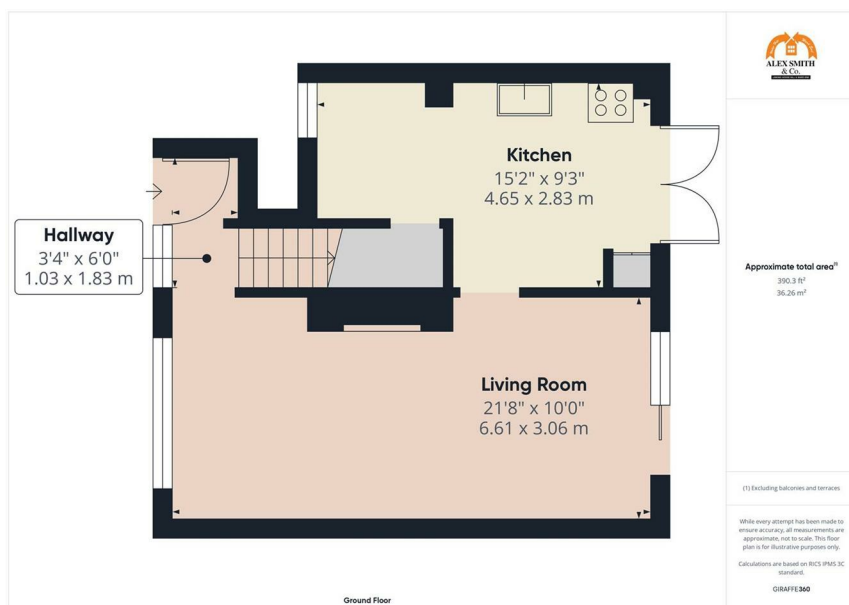
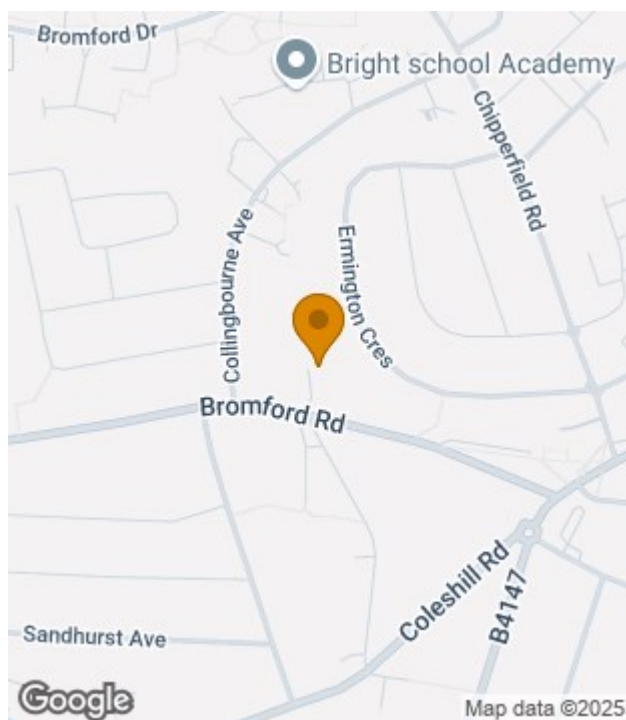
Rear Decking - Patio Area - Lawned Rear Garden with Brick Built Store at rear with Upvc double door opening.

#### COUNCIL TAX BAND:

This Property falls into Council Tax B and Council Tax Payable Per Annum £1620.70 Year 2024/25

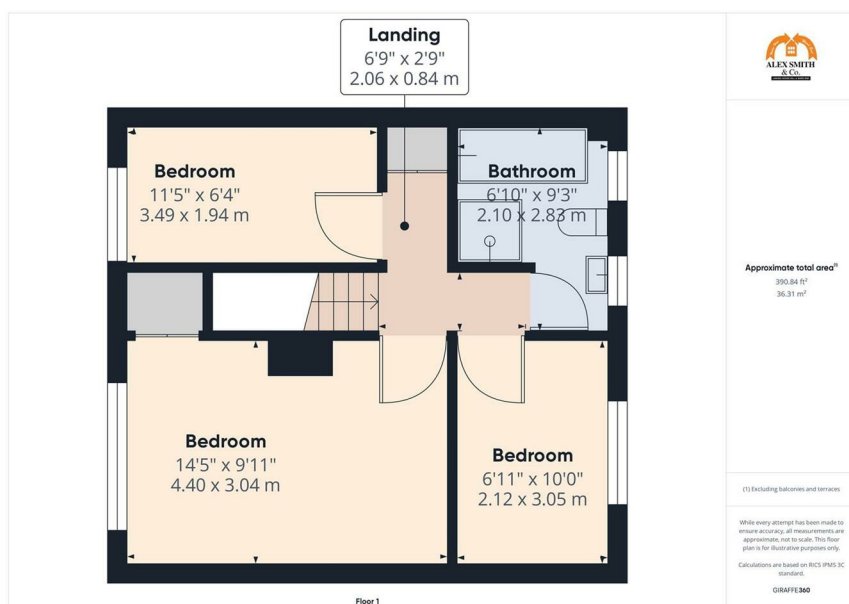






### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</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>	<b>48</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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