



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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9 Trigo Croft, Bromford Bridge, Birmingham B36 8SB £165,000

REDUCED BY £15,000

A freehold, 3 bedroom mid townhouse, benefiting from an extended UPVC double glazed conservatory. Other benefits include gas fired central heating and UPVC double glazed windows. Take a look at our Virtual Tour and Floor Plans on our website. NO UPWARD CHAIN.



Trigo Croft is located off Tipperary Close which can be accessed off Bromford Drive Bromford Bridge.

The property stands back from the roadway on a walk way approach behind a neat lawned foregarden with full length pathway approach.

THE ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

UPVC front door entrance into

PORCH/HALLWAY

Single panel central heating radiator, UPVC double glazed window.

THROUGH LOUNGE

19'10 x 10'3 (6.05m x 3.12m)

UPVC window to the front with sliding patio doors at rear. Single panel central heating radiator, Adams style feature fireplace with tiled hearth and gas fire.

THROUGH KITCHEN

19'10 x 8'11 (6.05m x 2.72m)

Single drainer stainless steel sink unit with a range of fitted wall and base units, 4 ring gas hob with oven below. Twin panel central heating radiator, 2 UPVC double glazed windows, understairs storage cupboard.

UPVC rear door leading to

EXTENDED CONSERVATORY

16'3 x 8'3 (4.95m x 2.51m)

Ceramic tiled floor, UPVC double glazed door and windows.

ON THE FIRST FLOOR

LANDING

Airing cupboard housing a replacement Baxi gas fired central heating boiler.

BEDROOM 1 (FRONT)

13'2 x 9' (4.01m x 2.74m)

UPVC double glazed window, single panel central heating radiator, single door storage cupboard.

BEDROOM 2 (FRONT)

10'5 x 9'9 (3.18m x 2.97m)

UPVC double glazed window, single panel central heating radiator, single door storage cupboard.

BEDROOM 3 (REAR)

8'2 x 7'5 (2.49m x 2.26m)

UPVC double glazed window, single panel central heating radiator.

BATHROOM (REAR)

6'1 x 5'6 (1.85m x 1.68m)

Panelled in bath with shower over, vanity wash hand basin, single panel central heating radiator, UPVC double glaze window.

SEPARATE TOILET

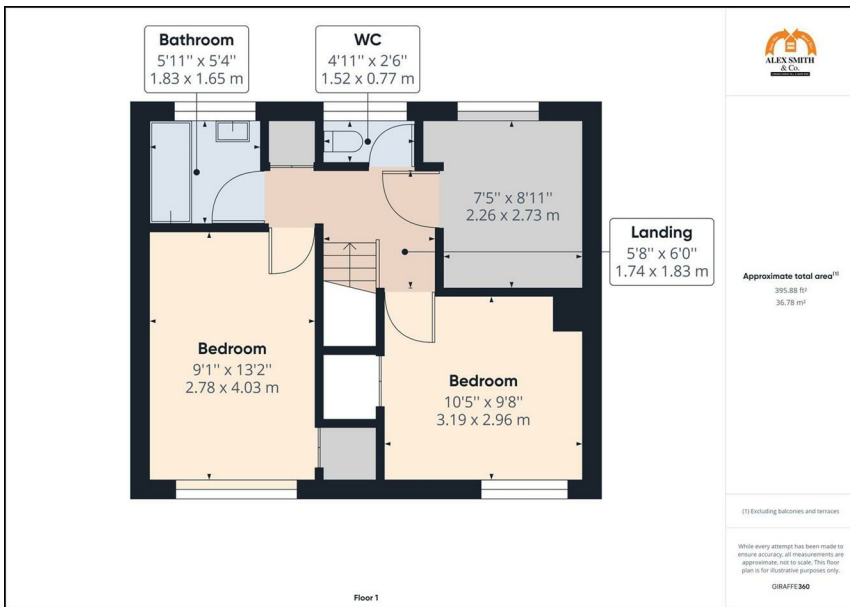
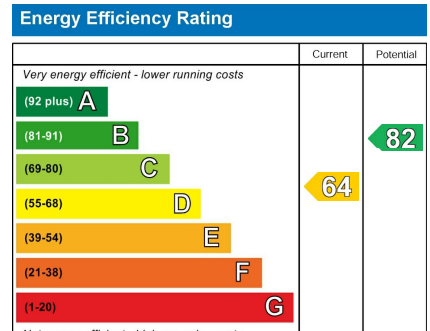
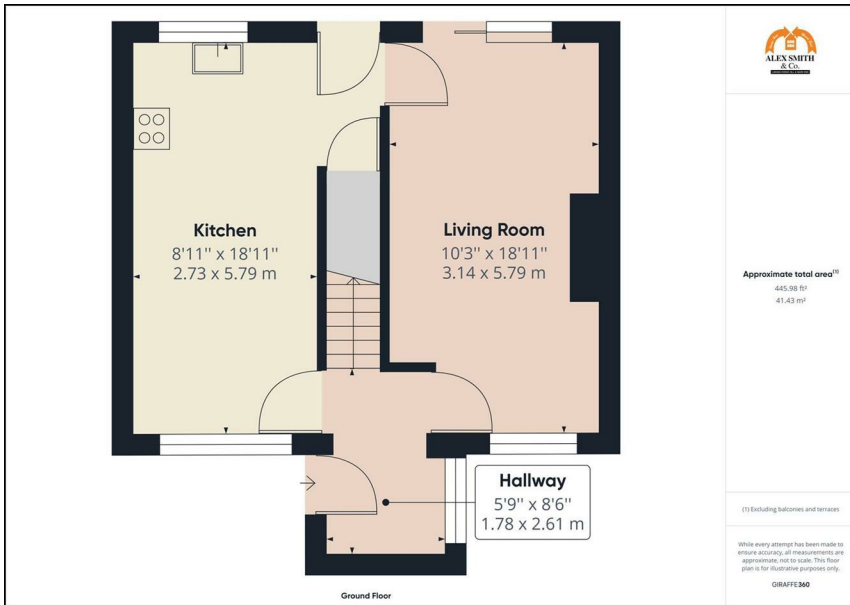
Low flush w.c. UPVC double glazed window.

OUTSIDE

Rear garden with fenced borders.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,205.50 Year 2022/23



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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