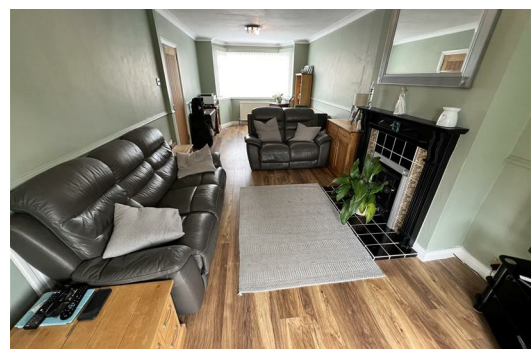
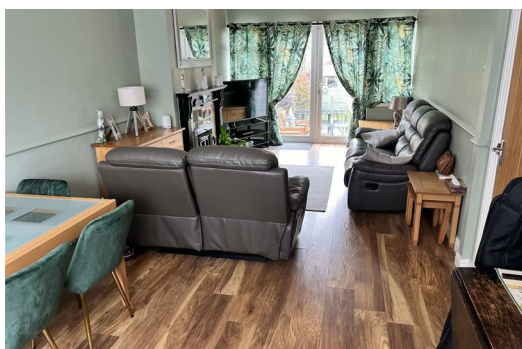




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

**HODGE HILL**  
0121-784 6660  
sales@alex-smith.co.uk  
www.alex-smith.co.uk



## 77 Falmouth Road, Hodge Hill, Birmingham B34 6EJ

### Price £260,000

REDUCED ... An extended and very well maintained, freehold 3 bedroom semi with extended and re-fitted kitchen, gas fired central heating, Upvc double glazing and off road parking space to the front.



Falmouth Road is located off Maryland Ave which in turn leads off the main Hodge Hill Road.

The property is set back from the roadway behind a full width, block paved 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 tiled roof with full height bay to the front elevation.

### The accommodation comprises

#### On The Ground Floor

Composite front door entrance to

##### Reception Hall

Laminated flooring, single panel central heating radiator, under stairs pantry / store.

##### Through Lounge

26'6 x 10'5 (8.08m x 3.18m)

Laminated flooring, polished fire surround with tiled hearth and inset, twin panel central heating radiator, Upvc double glazed bay window (front) and Upvc double glazed double doors at rear. Further, 3 single door and a 4 drawer base unit, an additional single door unit with plumbing for automatic washing machine behind.

Double door and 3 single door wall units, Large 4 door, full height larder unit with adjoining and matching integrated and concealed larder style fridge, freezer. 4 Ring gas hob with modern extractor over and over below. Breakfast bar, twin panel central heating radiator, Upvc double glazed door and window.

#### On The First Floor

##### Landing

##### Bedroom 1 (front)

12'8 x 10'5 (3.86m x 3.18m)

Upvc double glazed bay window. Single panel central heating radiator, laminated flooring. 2 modern double door built in wardrobes with a 3 door bonnet cupboard over.

##### Bedroom 2 (rear)

13'1 x 10'5 max (3.99m x 3.18m max)

Twin panel central heating radiator, Upvc double glazed window, laminated flooring.

##### Bedroom 3 (front)

7' x 7'2 max / 5'8 min (2.13m x 2.18m max / 1.73m min)

laminated flooring, twin panel central heating radiator, Upvc double glazed windows.

##### Internally Extended Bathroom

7'11. x. 6'11 (2.41m. x. 2.11m)

large panelled in bath with shower over, vanity wash hand basin with double door unit below and built in low flush WC. Ceramic tiled walls, central heating radiator.

#### OUTSIDE

Paved Patio

Rear Decking

Lawned Rear Garden with Timber Garden Store

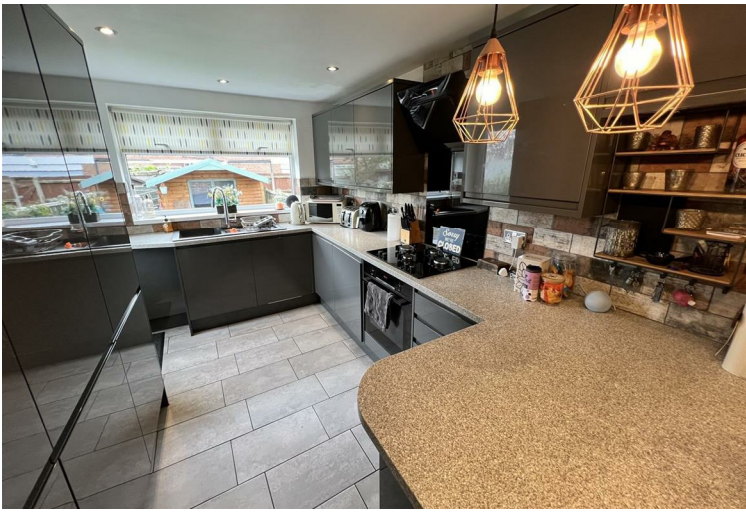
##### Summer House

15'8 x 7'10 (4.78m x 2.39m)

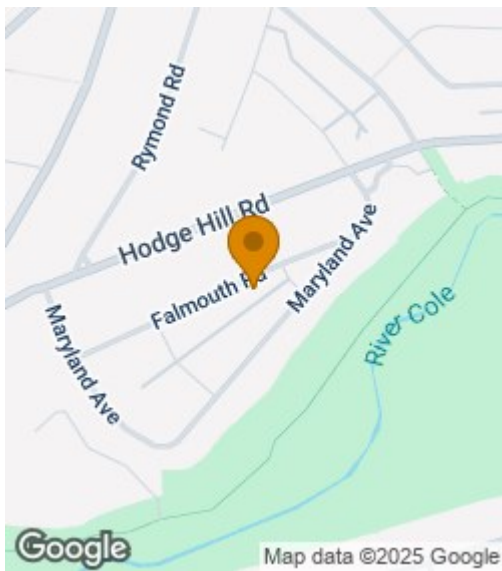
#### COUNCIL TAX BAND:


This Property falls into Birmingham Council Tax Band C, Council Tax Payable Per Annum £1852.23 Year 2024/25.

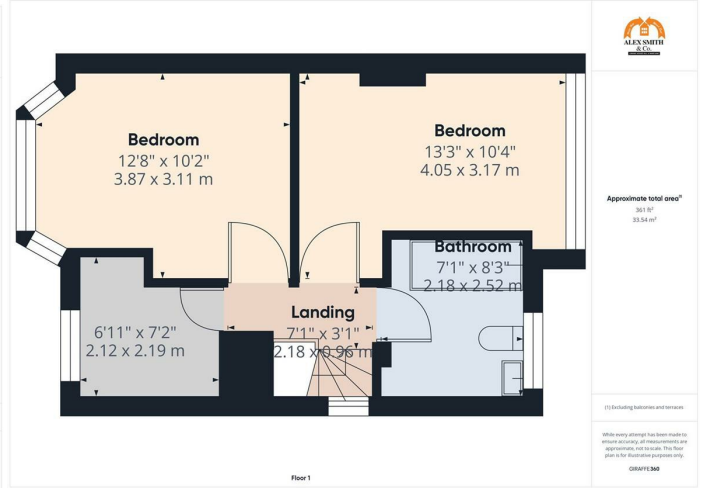
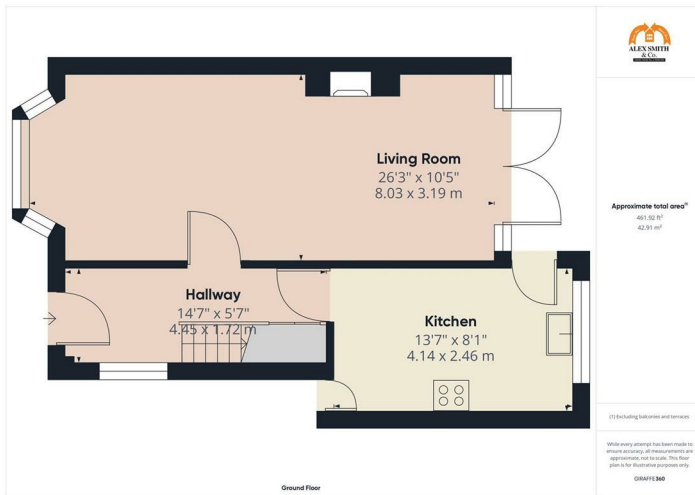








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



**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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