



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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196 Bromford Drive, Bromford Bridge, Birmingham B36 8QS

£175,000

A freehold 3 bedroom mid townhouse benefiting from gas fired central heating and aluminium framed double glazed windows.

The property is in need of modernisation and redecoration throughout.

NO UWPARD CHAIN



Bromford Drive is located off the main Bromford Road Hodge Hill and does have access from Chipperfield Road which leads off the main Coleshill Road Hodge Hill.

The property stands well back from the roadway behind a lawned foregarden with full length pathway approach.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

UPVC front door entrance to

RECEPTION HALL

Single panel central heating radiator, aluminium framed double glazed window.

THROUGH LOUNGE

19'1 x 9'8 (5.82m x 2.95m)

Aluminium framed double glazed window (front) and sliding patio doors (rear). Twin panel central heating radiator, tiled fire surround with coal effect gas fire.

THROUGH BREAKFAST KITCHEN

18'3 x 8'7 min 11'8 max (5.56m x 2.62m min 3.56m max)

Single drainer twin bowl sink unit with mixer taps and double door base unit below. Further corner double door, 2 single door and a 4 drawer base unit with rounded edge work surface over. 2 double door and 2 single door wall units, single door and open corner display units. 4 ring gas hob with oven below and extractor fan over, plumbing for automatic washing machine. Understairs storage cupboard.

Aluminium framed double glazed windows front and rear, UPVC door to

REAR VERANDA

12'5 x 6'2 (3.78m x 1.88m)

UPVC double glazed door and windows.

ON THE FIRST FLOOR

LANDING

Twin panel central heating radiator. Airing cupboard housing the Worcester gas fired central heating boiler.

BEDROOM 1 (FRONT)

12'9 x 8'7 (3.89m x 2.62m)

Twin panel central heating radiator, aluminium framed double glazed window, double door built in wardrobe.

BEDROOM 2 (FRONT)

9'10 x 9'4 (3.00m x 2.84m)

Single panel central heating radiator, aluminium framed double glazed window, storage cupboard.

BEDROOM 3 (REAR)

8'5 x 7'7 (2.57m x 2.31m)

Aluminium framed double glazed window, single panel central heating radiator.

PART TILED SHOWER ROOM

5'7 x 5'7 (1.70m x 1.70m)

Corner shower cubicle, pedestal wash hand basin, single panel central heating radiator, aluminium framed double glazed window.

PART TILED SEPARATE TOILET

Low flush w.c. Aluminium framed double glazed window.

OUTSIDE

Paved patio, cold water tap.

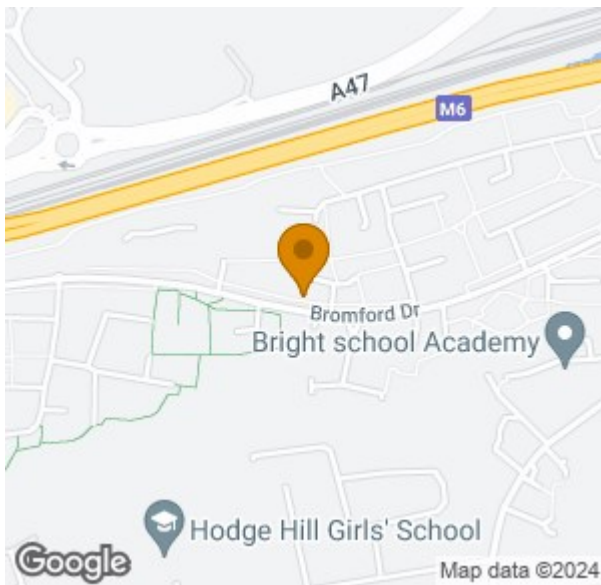
Brick built store.

Lawned rear garden.

COUNCIL TAX BAND:

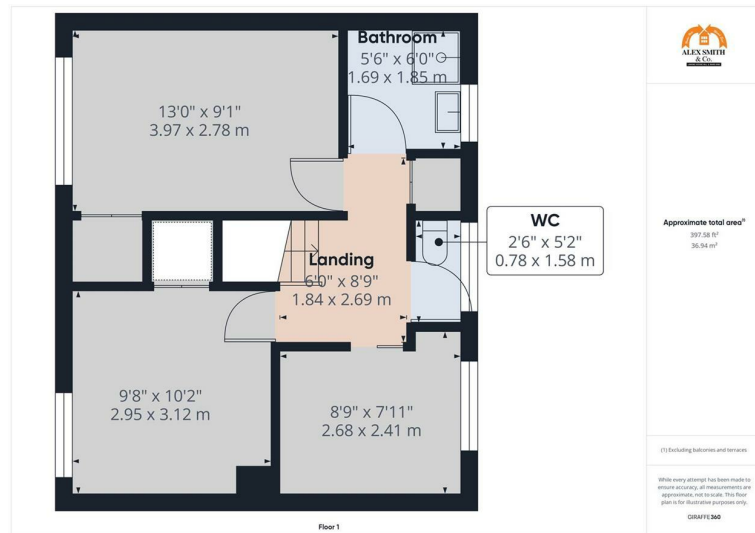
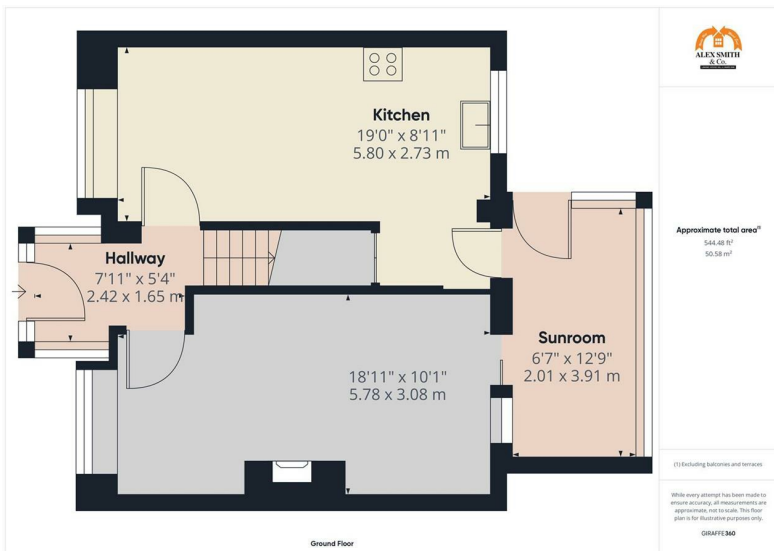
This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,620.70 Year 2024/25





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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