



65 Hodge Hill Road, Hodge Hill, Birmingham B34 6DX

Price £310,000

A traditional, freehold, 3-bedroom semi benefiting from gas central heating, majority UPVC double glazing, modern kitchen, slightly bigger 3rd bedroom and side garage.

Hodge Hill Road is located off the main. Stechford Road which links with Coleshill Road and Stechford Lane.

The property is set back from the roadway behind a lawned foregarden with paved vehicular driveway that provides off road parking space to the front and access to the garage.

The property is built of traditional 2 storey brick construction and is surmounted by a pitched tiled roof having full height rounded bay to the front elevation.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISSES

ON THE GROUND FLOOR

PORCH ENTRANCE

With UPVC double glazed double doors.

UPVC FRONT DOOR LEADING TO

RECEPTION HALL

Laminated flooring, single panel central heating radiator, understairs store.

THROUGH LOUNGE

24'6 x 10'3 (7.47m x 3.12m)

UPVC double glazed bay window with further window and door at rear. 2 single panel central heating radiators, 2 centre and 2 wall light points. Feature fireplace with coal effect gas fire.

KITCHEN (REAR)

9'5 x 8'10 (2.87m x 2.69m)

Ceramic tiled floor, single drainer twin bowl sink unit with mixer taps, 2 double door and 2 single door base units. Further 3 drawer base units, double door and 2 single door wall units, 4 ring gas hob and oven with extractor over. Central heating boiler, full height pantry.

ON THE FIRST FLOOR

LANDING

UPVC double glazed window. Loft access.

BEDROOM 1 (FRONT)

13'3 x 10'3 (4.04m x 3.12m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 2 (REAR)

12'10 x 10'3 (3.91m x 3.12m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 3 (REAR)

9' x 7'6 (2.74m x 2.29m)

UPVC double glazed window, single panel central heating radiator.

BATHROOM

7'7 x 5'5 (2.31m x 1.65m)

Full height tiling, panelled in bath with shower fitment over, vanity wash hand basin, low flush w.c. Heated towel rail.

COVERED SIDE PASSAGEWAY

Having access from the side garage to outside (rear).

SIDE GARAGE

14'10 x 6'2 (4.52m x 1.88m)

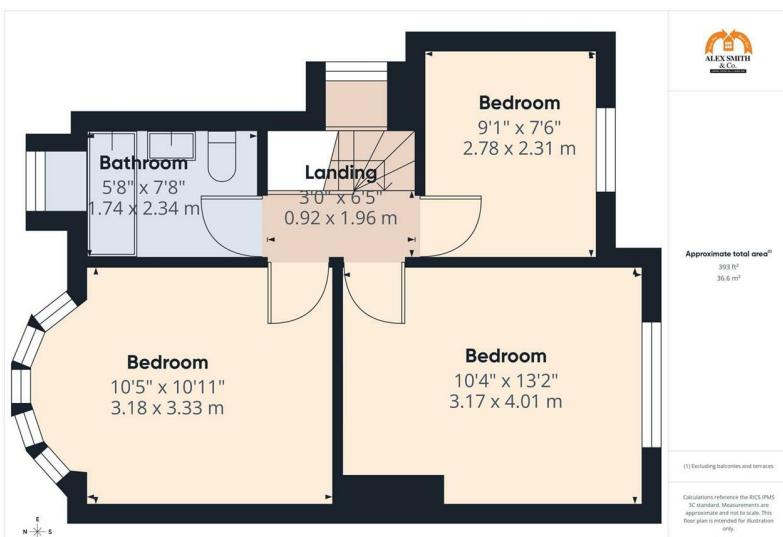
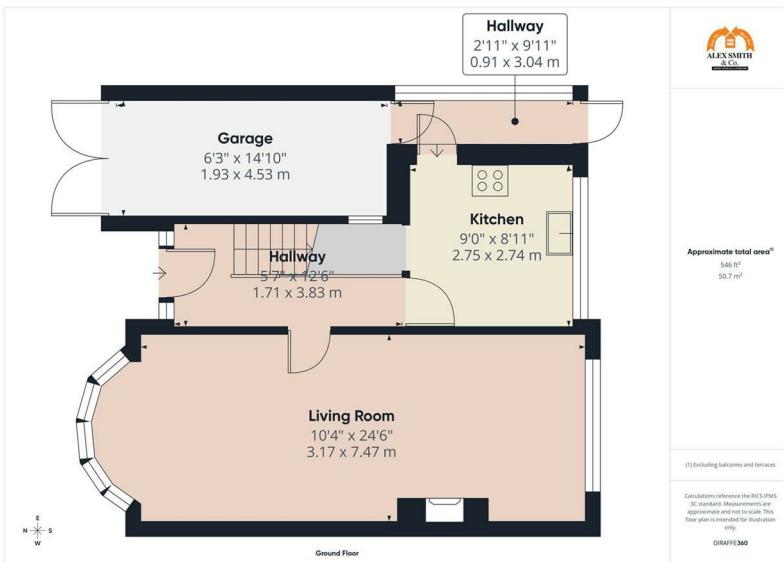
Plumbing for automatic washing machine, PVC doors (front).

OUTSIDE

Well maintained rear garden with mature borders.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,988.44 Year 2025/26.



TENURE: We are advised that the property is ^{Floor} 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.



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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