



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

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## **17 Twycross Grove, Hodge Hill, Birmingham B36 8LB** **£270,000**

A traditional, freehold, 3 bedroom semi detached family residence benefiting from UPVC double glazing and side garage.

Please note that whilst gas fired central heating is installed we are advise by the Vendor that the central heating boiler is not working.



Twycross Grove is located off Collingbourne Avenue which in turn leads off the main Bromford Road Hodge Hill.

The property stands back from the roadway behind a foregarden/vehicular driveway approach that provides car parking space for multiple vehicles.

In turn the property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof having full height bay tot the front elevation.

Please note tat this property requires modernisation and redecoration throughout.

### THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

#### ON THE GROUND FLOOR

##### UPVC FRONT DOOR ENTRANCE

##### RECEPTION HALL

Single panel central heating radiator, 2 UPVC double glazed windows.

##### THROUGH LOUNGE

24'2 into bay x 10'2 (7.37m into bay x 3.10m)

UPVC double glazed bay window, additional UPVC window at rear. Twin panel and single panel central heating radiator.

##### KITCHEN (REAR)

10'7 x 7'9 (3.23m x 2.36m)

Twin drainer stainless steel sink unit with 3 door base unit below. Single panel central heating radiator, full height pantry.

#### ON THE FIRST FLOOR

##### LANDING

Loft access.

##### BEDROOM 1 (FRONT)

14'1 into bay x 10'2 (4.29m into bay x 3.10m)

UPVC double glazed bay window, single panel central heating radiator.

##### BEDROOM 2 (REAR)

13'3 x 10'5 (4.04m x 3.18m)

UPVC double glazed bay window, single panel central heating radiator.

##### BEDROOM 3 (FRONT)

9'2 x 6'11 (2.79m x 2.11m)

UPVC double glazed bay window, single panel central heating radiator. Single door store.

##### SHOWER ROOM (REAR)

9'3 x 7'3 (2.82m x 2.21m)

Shower cubicle, pedestal wash hand basin, UPVC double glazed bay window, single panel central heating radiator.

Airing cupboard housing the gas fired central heating boiler (as previously mentioned in these sales particulars we are advised by our Vendor Client that the central heating boiler is not in working order).

##### SEPARATE TOILET

Low flush w.c. UPVC double glazed window.

#### OUTSIDE

##### SIDE GARAGE

24' x 7'1 (7.32m x 2.16m)

Single drainer stainless steel sink unit.

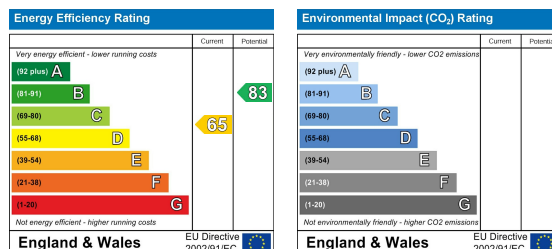
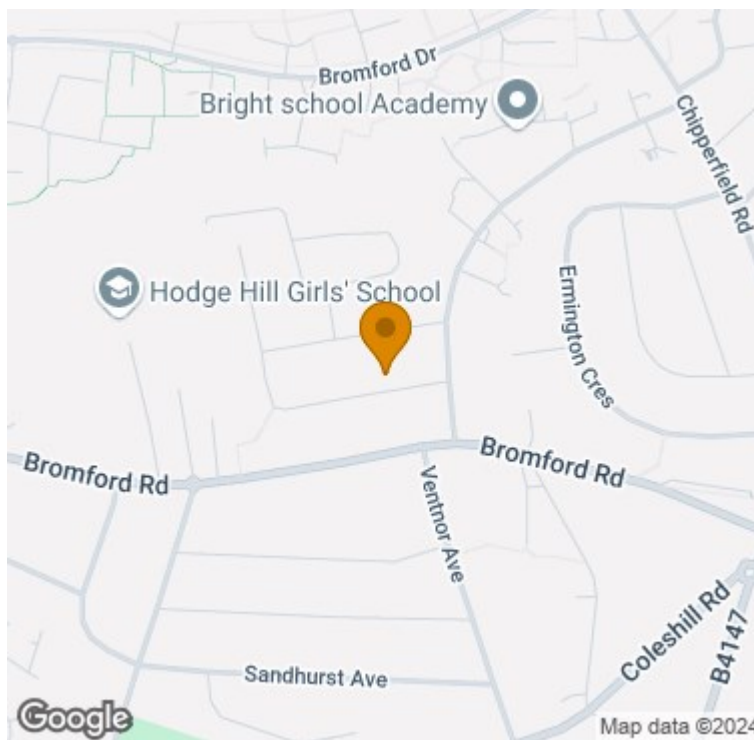
Off is a separate toilet.

##### OVERGROWN REAR GARDEN

##### COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,852.23 Year 2024/25





**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 (please note the boiler is in none working order) 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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