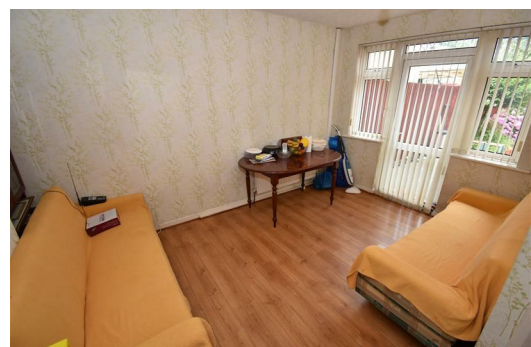
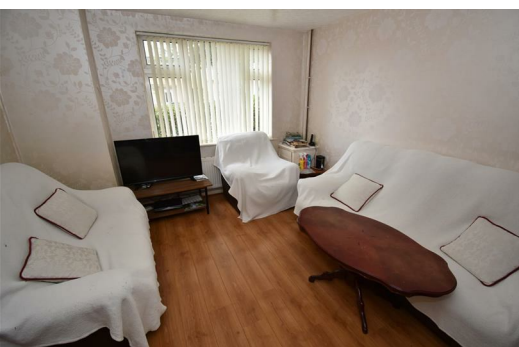




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
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106 Brookhill Road, Alum Rock, Birmingham B8 3PD

Price £214,950

A freehold 3 bedroom mid terraced family residence with 2 reception rooms, ground floor WC and upstairs family bathroom. Gas heating and UPVC single glazed windows.



Brookhill Road is located off the main Alum Rock Road and can also be accessed via Sladefield Road which leads off the main Washwood Heath Road.

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,389.17 Year 2024/25.

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

In turn the property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

UPVC front door entrance.

RECEPTION HALL

Laminated flooring, single panel central heating radiator.

LOUNGE (FRONT)

13'4 into bay x 11'9 (4.06m into bay x 3.58m)

Laminated flooring, polished fire surround with marble hearth and inset, together with coal effect gas fire. Single panel central heating radiator, UPVC single glazed window.

LOUNGE (REAR)

12'1 x 14'1 (3.68m x 4.29m)

Laminated flooring, UPVC single glazed window, understairs storage cupboard with wash hand basin and low flush w.c.

KITCHEN (REAR)

13'2 x 5'7 (4.01m x 1.70m)

Ceramic tiled floor, single drainer stainless steel sink unit with mixer taps, 3 single door base units, double door and single door wall unit, 4 ring gas hob with oven below. Plumbing for automatic washing machine, UPVC single glazed door and window. Single panel central heating radiator, full height larder styled double door fridge freezer.

ON THE FIRST FLOOR

LANDING

Single door storage cupboard.

BEDROOM 1 (REAR)

13'9 x 9'3 (4.19m x 2.82m)

Worcester gas fired central heating boiler, UPVC single glazed window, twin panel central heating radiator.

BEDROOM 2 (FRONT)

13'2 x 9'10 (4.01m x 3.00m)

UPVC single glazed window, single panel central heating radiator.

BEDROOM 3 (FRONT)

11'10 x 7'4 (3.61m x 2.24m)

UPVC single glazed window, single panel central heating radiator.

BATHROOM (REAR)

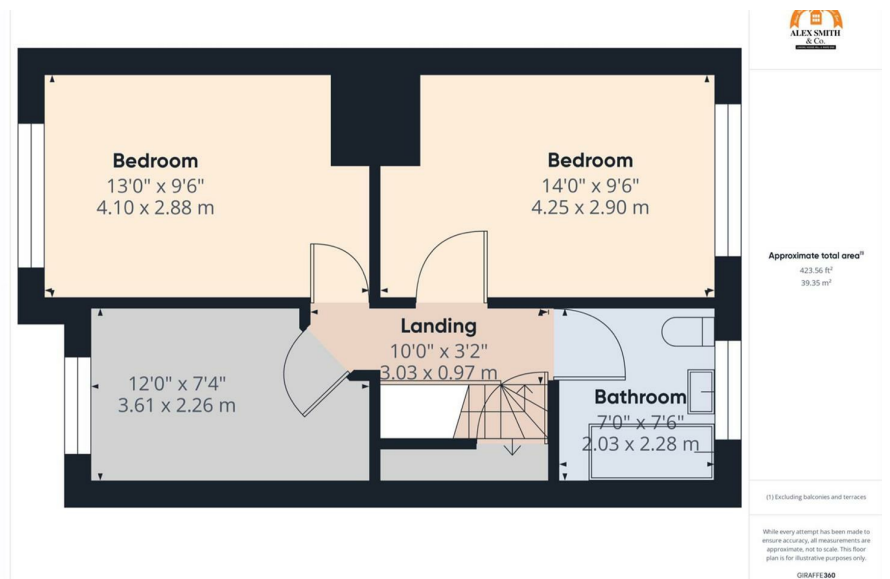
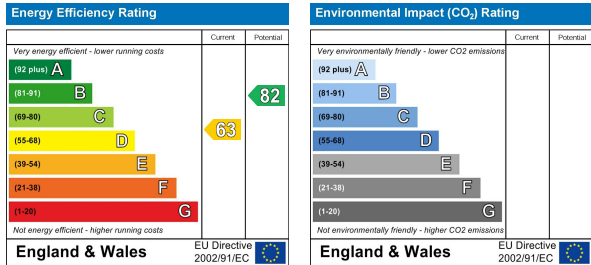
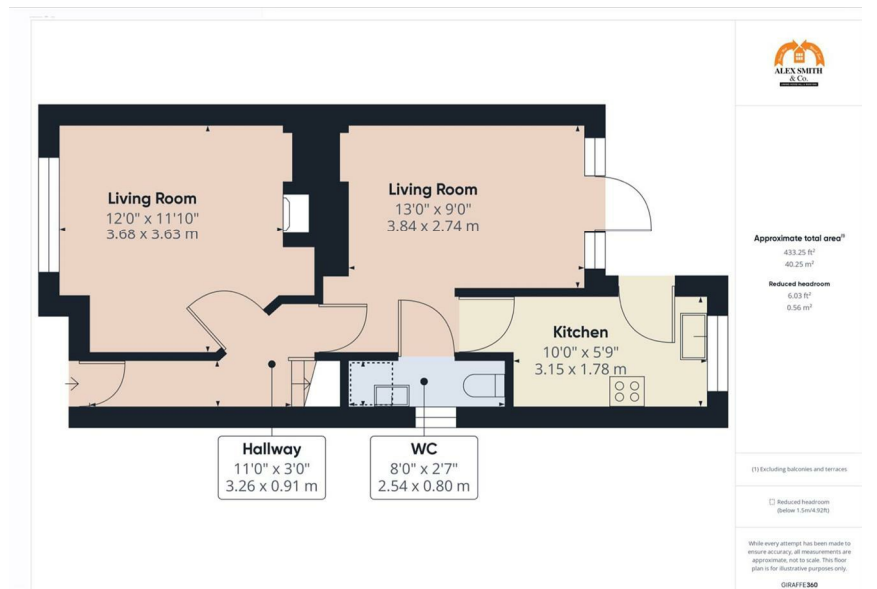
7'8 x 6'8 (23.85m x 2.03m)

Ceramic tiled floor, panelled in bath, pedestal wash hand basin, low flush w.c. UPVC single glazed window, single panel central heating radiator.

OUTSIDE

Shared entry. Paved patio with neat lawned rear garden with mature borders.

COUNCIL TAX BAND:



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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