



## 17 Farnhurst Road, Hodge Hill, Birmingham B36 8HS Price £295,000

A much extended and greatly improved, freehold, 3 bedroom semi with large single storey extension to the side and rear elevation, providing enlarged accommodation which includes 2 ground floor reception rooms, a modern ground floor shower room, together with first floor bathroom.

Stunning refitted breakfast kitchen, gas fired central heating, UPVC double glazing and off road parking space to the front.

Farnhurst Road is located in between Bromford Lane and Bromford Road.

The property is set well back from the roadway behind a full width block paved foregarden /vehicular driveway that provides multi car parking spaces to the front.

In turn, this extended 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 INTERNAL ACCOMMODATION BRIEFLY COMPRISSES

##### ON THE GROUND FLOOR

###### PORCH ENTRANCE

UPVC double glazed door and windows. Laminated flooring, hardwood door leading to

###### EXTENDED RECEPTION HALL

Tall modern central heating radiator, UPVC double glazed window, meter cupboard.

Understairs store housing the WORCESTER gas fired central heating boiler, and further UPVC double glazed window.

The reception hall becomes

###### UTILITY AREA

7'4 x 5'7 (2.24m x 1.70m)

With matching laminated flooring, plumbing for automatic washing machine, double door base unit, UPVC double glazed window, access to modern ground floor shower room.

###### INTERNAL EXTENDED LOUNGE (FRONT)

15'9 x 9'11 (4.80m x 3.02m)

Laminated flooring, UPVC double glazed bay window, tall modern central heating radiator.

Upvc double glazed bay window and double glazed sliding patio doors at rear. Two, twin panel central heating radiators.

###### EXTENDED LOUNGE (REAR)

15'8 x 9'11 (4.78m x 3.02m)

Matching laminated flooring, tall modern central heating radiator, Velux window. Access to extended kitchen.

###### EXTENDED BREAKFAST KITCHEN

15'4 x 10'1 (4.67m x 3.07m )

Ceramic tiled floor. An expensive range of modern refitted kitchen units comprising single drainer single bowl sink unit with mixer taps and double door base unit below. Further double door, 2 corner double door , 3 single door and 2 pan drawer base units with work surface over and polished splash backs. 2 double door and 3 single door wall units, modern Whirlpool 5 ring gas hob with Hotpoint extractor fan over. Eye level double oven and grill, large modern central heating radiator, spotlights, leaded light UPVC double glazed window and double doors to outside.

###### MODERN GROUND FLOOR WET ROOM/SHOWER ROOM

8'5 x 5'2 (2.57m x 1.57m )

Ceramic tiled floor and walls. Modern multi head shower fitting and seclusion screen. Vanity wash hand basin with double door unit below, low flush w.c. heated towel rail, UPVC double glazed window, bidet.

##### ON THE FIRST FLOOR

###### LANDING

UPVC double glazed window, loft access.

###### BEDROOM 1 (FRONT)

13'1 into bay x 9'11 (3.99m into bay x 3.02m)

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

###### BEDROOM 2 (REAR)

12'3 x 9'11 (3.73m x 3.02m)

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

###### BEDROOM 3 (FRONT)

6'7 x 5'8 (2.01m x 1.73m)

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

###### MODERN TILED BATHROOM

7'4 x 5'3 (2.24m x 1.60m)

Panelled in bath with multi head shower attachment, vanity wash hand basin with double door unit below, low flush w.c. heated towel rail, ceramic tiled floor and walls.

###### OUTSIDE

Full width paved patio with cold water tap.

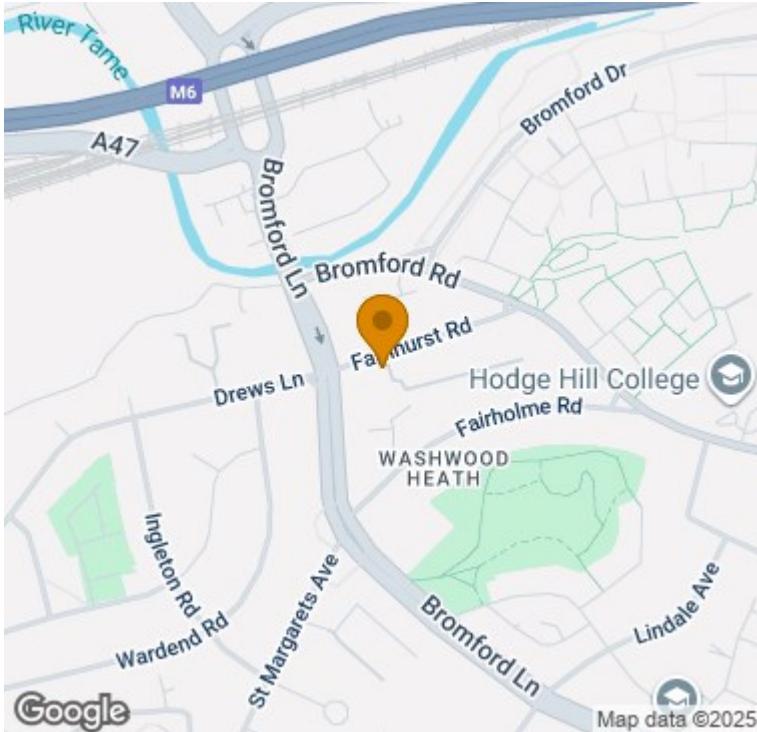
Separate tradesman's side entrance

Lawned rear garden. Large full width garden store/garden room.

###### COUNCIL TAX BAND:

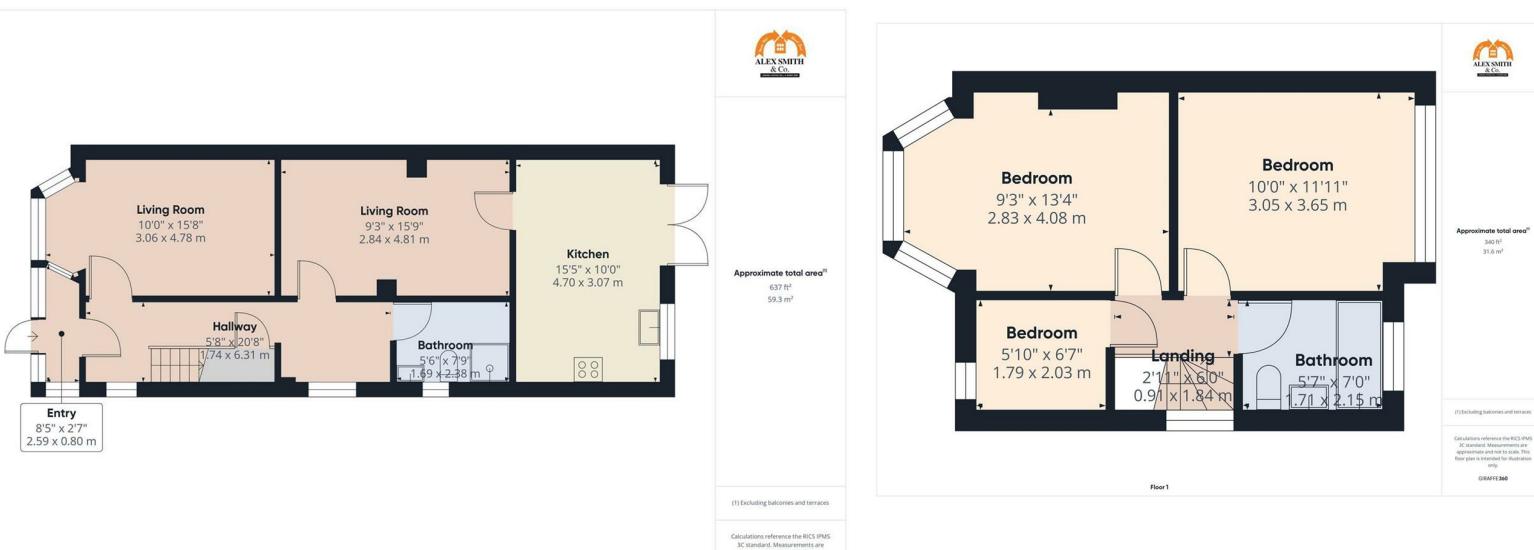
This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,739.89 Year 2025/26.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
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.



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

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