



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

**HODGE HILL**  
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## 48 Fairholme Road, Hodge Hill, Birmingham B36 8HP £259,950

A freehold EXTENDED 3 bedroom semi with 2 reception rooms, gas fired central heating and UPVC double glazing.

EXTENDED rear lounge, kitchen and 3rd bedroom. Ground floor bathroom and upstairs shower room. Off road parking space to the front. Take a look at the floor plan and virtual tour which can be found on our website.



Fairholme Road is located in between Bromford Lane and Bromford Road Hodge Hill.

The property is set back from the roadway with a blocked paved driveway approach.

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

## INTERNAL ACCOMMODATION

### ON THE GROUND FLOOR

#### PORCH ENTRANCE

With UPVC double door entrance.

Front door leading to hallway with 2 reception rooms off

#### LOUNGE (FRONT) into bay

15' 11" (4.57m 3.35m)

UPVC double glazed window, new vertical central heating radiator.

#### STORAGE CUPBOARD

#### GROUND FLOOR BATHROOM

6' 7" x 6' 0" (1.83m 2.13m x 1.83m 0.00m)

Fully tiled ground floor bathroom with bath, sink and WC. UPVC double glazed window and single towel rail.

#### EXTENDED LOUNGE (REAR)

14' 11" x 9' 7" (4.27m 3.35m x 2.74m 2.13m)

UPVC double glazed french doors and double radiator.

#### EXTENDED KITCHEN (REAR)

15' 0" x 10' 2" (4.57m 0.00m x 3.05m 0.61m)

Fully fitted kitchen with an array of wall and base units, UPVC double glazed window, vertical radiator and UPVC door leading to rear garden.

### STAIRCASE TO FIRST FLOOR

#### BEDROOM 1 (FRONT)

13' 5" x 9' 11" (3.96m 1.52m x 2.74m 3.35m)

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

#### BEDROOM 2 (REAR)

9' 11" x 9' 10" (2.74m 3.35m x 2.74m 3.05m)

Rear bedroom UPVC double glazed window, single panel central heating radiator.

#### EXTENDED BEDROOM 3 (REAR)

14' 4" x 5' 6" (4.27m 1.22m x 1.52m 1.83m)

UPVC double glazed window, single panel central heating radiator.

#### BATHROOM (FRONT)

6' 1" x 5' 7" (1.83m 0.30m x 1.52m 2.13m)

Fully tiled with corner shower cubicle and thermostatic shower, WC, sink, UPVC double glazed window and towel rail.

#### OUTSIDE

Shared vehicular driveway.

Rear garden.

#### COUNCIL TAX

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,359.70 Year 2021/22.







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>15</b>	
(1-20) <b>G</b>		
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.



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