



Bromford Road, Hodge Hill
Birmingham, B36 8HU

Offers in the Region Of £269,999

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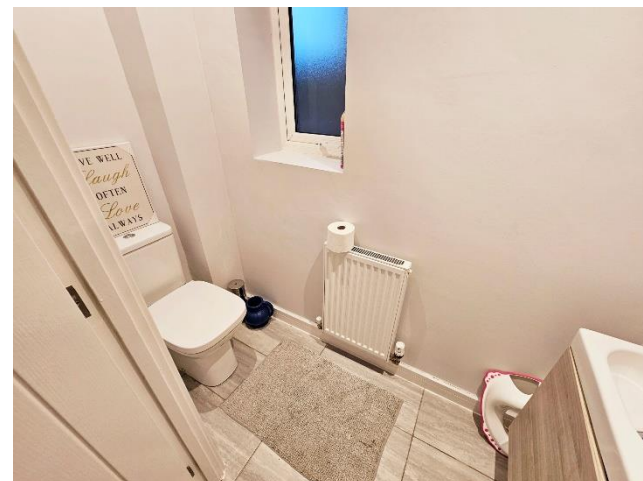
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Offering the best in current design but still providing an impressive character fascia, this delightful three bedroom family home has it all.

Located in a easily commutable position and providing close proximity to road and rail networks and local schooling, offering a short distance to Erdington, Boldmere and arterial transport routes to Birmingham, this family home is bound to please.

To the ground floor is a family lounge with large open plan contemporary fitted kitchen dining room, with guest wc off the entrance hallway. The first floor provides three good size bedrooms with an impressively presented family bathroom.

Outside is off road parking to the fore, with lawned garden to the rear.





Property Specification

MODERN ADAPTATION OF A
TRADITIONAL SEMI-DETACHED
FAMILY HOME
WHICH BRIEFLY COMPRISES:

Entrance Hall

Guest w.c.

Lounge 4.93m (16'2") max x 2.48m (8'2")

Kitchen/Diner 4.78m (15'8") x 3.34m (10'11")

Landing

Bedroom 1 3.44m (11'3") max x 2.73m (8'11")

Bedroom 2 4.91m (16'1") x 2.73m (8'11")

Bedroom 3 3.00m (9'10") x 2.41m (7'11") max

Bathroom

Agent's Note:

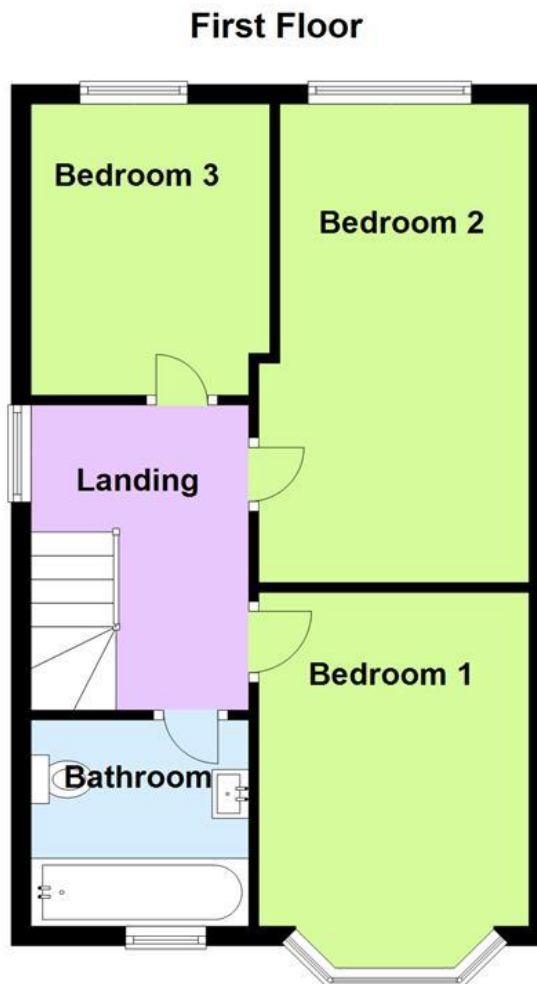
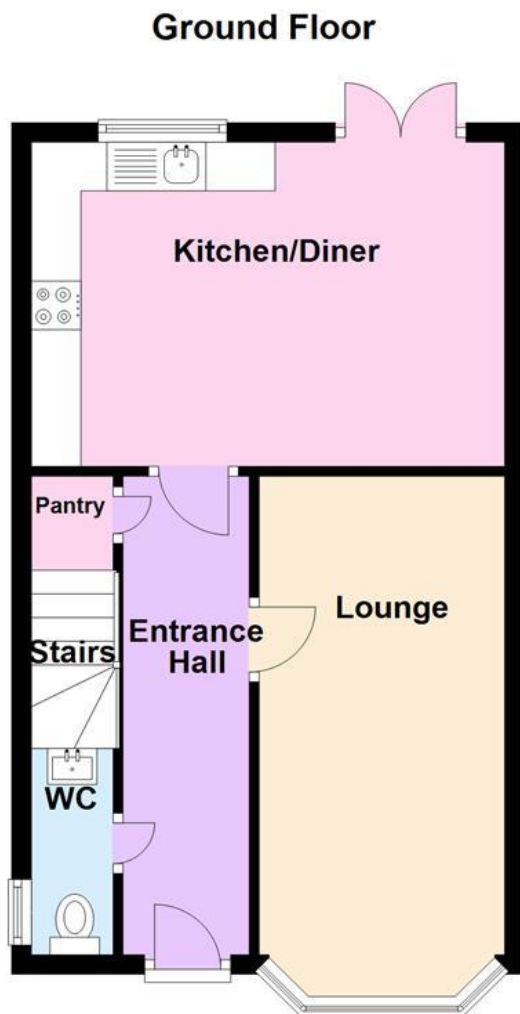
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Came on the market: 10th December 2024

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: B
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

