



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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127 Herrick Road, Washwood Heath, Birmingham B8 1PJ

Asking price £240,000

A spacious, freehold 4/5 bedroom terrace, with gas central heating and UPVC double glazing

Modernisation and re-decoration required throughout.

This property can be used, as it is at the moment as a 5 bedroom - 1 reception room house. It was originally built as a 4 bedroom, 2 reception room property, with the 2nd reception room on the first floor.



Herrick Road can be accessed off Wright Road, which in turn leads off the main Washwood Heath Road.

The property stands well back from the roadway, behind a small foregarden approach, with pathway access.

The three storey 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

RECEPTION HALL

Single panel central heating radiator, understairs store.

LOUNGE (REAR)

14'6 x 13'6 (4.42m x 4.11m)

Gas wall heater, UPVC double glazed door and windows.

KITCHEN (FRONT)

11'10 x 10'6 (3.61m x 3.20m)

Single drainer stainless steel sink unit with mixer taps. Double door, corner double door, single door and a 3 drawer base with work surface over. 2 double door and a single door wall units. Gas cooker point, plumbing for automatic washing machine, UPVC double glazed window, gas fired central heating boiler, single panel central heating radiator.

ON THE FIRST FLOOR

LANDING

UPVC double glazed window. Single door storage cupboard.

BEDROOM 1 (FRONT)

11'1 x 9'1 (3.38m x 2.77m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 2 (REAR)

11'8 x 6'6 (3.56m x 1.98m)

UPVC double glazed windows, single panel central heating radiator. Double door wardrobe.

BEDROOM 3 (REAR)

11'8 x 8' (3.56m x 2.44m)

UPVC double glazed window, single panel central heating radiator.

BATHROOM

10'3 x 6'3 (3.12m x 1.91m)

Panelled in bath with handrails and shower attachment. Pedestal wash hand basin, low flush w.c. UPVC double glazed window, twin panel central heating radiator.

STAIRCASE LEADING TO THE SECOND FLOOR

LANDING

Single panel central heating radiator, single door storage cupboard, loft access.

BEDROOM 4

13'7 x 12'8 (4.14m x 3.86m)

Single panel central heating radiator, UPVC double glazed window.

BEDROOM 5

8'9 x 7'5 (2.67m x 2.26m)

UPVC double glazed window, single panel central heating radiator, double door wardrobe.

BATHROOM

8'9 x 6'4 (2.67m x 1.93m)

Panelled in bath with shower attachment and additional shower fitting. Pedestal wash hand basin, low flush w.c. UPVC double glazed window, single panel central heating radiator and airing cupboard.

OUTSIDE

Paved rear garden.

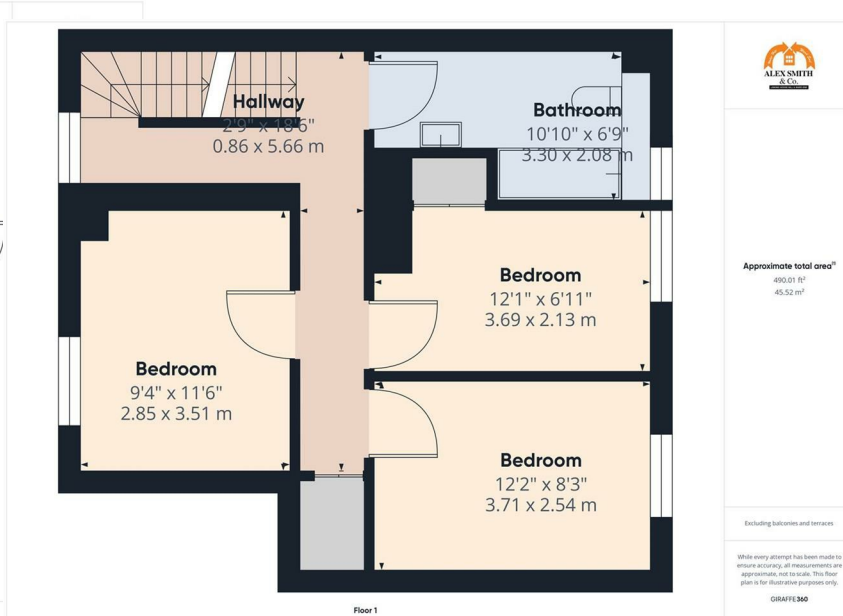
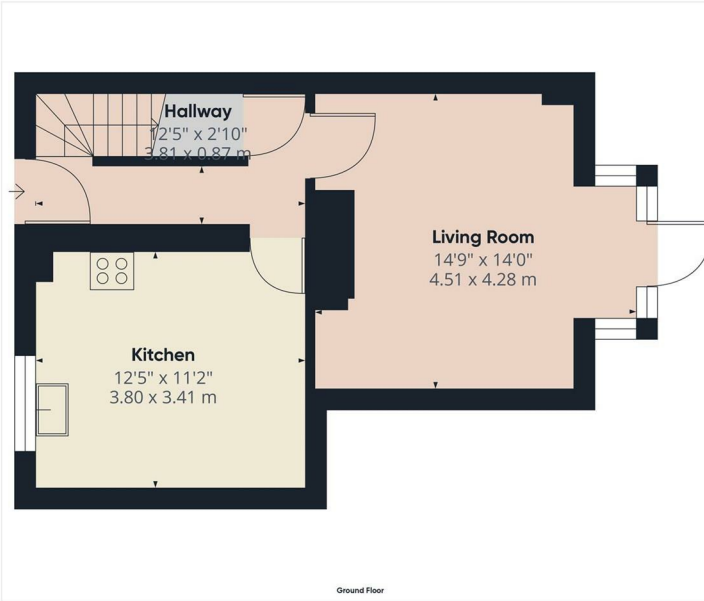
COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,270.48 Year 2023/24.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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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