



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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42 Otter Croft, Shard End, Birmingham B34 7SE
Price £175,000

An extended, freehold, 3 bedroom mid townhouse benefiting from an extended kitchen, the installation of gas fired central heating and UPVC double glazing.

NO UPWARD CHAIN.



Otter Croft is located off Kendrick Avenue which is continuation of Pithall Road Shard End and can be accessed off Packington Avenue.

The property stands back from the roadway behind a paved foregarden with a gated entrance,

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

UPVC front door entrance to

INNER PORCH

Single panel central heating radiator.

RECEPTION HALL

Single panel central heating radiator, staircase off.

CLOAKROOM

With low flush w.c. and wash hand basin.

LOUNGE (FRONT)

20'10 x 10' (6.35m x 3.05m)

UPVC double glazed window, single panel central heating radiator.

EXTENDED DINING KITCHEN (REAR)

126'5 x 12'11 max 10'3 (min) (38.53m x 3.94m max 3.12m (min))

Single drainer stainless steel sink unit with mixer taps and a range of wall and base units. 4 ring gas hob with double oven.

Plumbing for automatic washing machine, twin panel central heating radiator, 2 UPVC double glazed windows.

Door to outside.

LARGE WALK IN PANTRY

With Farmhouse style sink unit, wall mounted Worcester gas fired central heating boiler.

ON THE FIRST FLOOR

LANDING

Linen and storage cupboard, loft access.

BEDROOM 1 (FRONT)

12'4 x 10'1 (3.76m x 3.07m)

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

BEDROOM 2 (REAR)

10' x 6'8 min (3.05m x 2.03m min)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 3 (REAR)

9'9 x 7'2 (2.97m x 2.18m)

UPVC double glazed window, single panel central heating radiator.

BATHROOM (FRONT)

9'1 max x 6'1 (2.77m max x 1.85m)

Panelled in bath with shower fitment over. Wash hand basin, low flush w.c

UPVC double glazed window, heated towel rail.

OUTSIDE

Paved terrace.

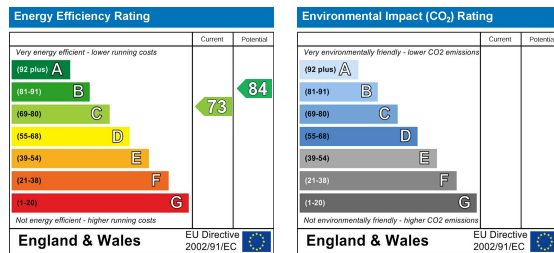
Timber garden store.

Rear garden.

Pedestrian access at rear.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,406.42Year 2022/23



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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