



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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1 Warren Grove, Washwood Heath, Birmingham B8 2XL

£189,950

A double fronted, 2 bedroom, 2 RECEPTION ROOMS, 2 bathroom end terraced family residence benefiting from gas fired central heating, UPVC double glazing with spacious foregarden approach.



Warren Grove is located off the main Washwood Heath Road Ward End.

When turning into Warren Grove we would ask that you drive through the modern development through to the original Warren Grove which still exists.

The property stands well back from the roadway behind 2 lawned foregardens with a central pathway approach.

In turn the 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

UPVC FRONT DOOR ENTRANCE

RECEPTION HALL

With quarry tiled floor.

SITTING ROOM (FRONT)

13'5 x 11'7 (4.09m x 3.53m)

UPVC double glazed window, twin panel central heating radiator, brick built fireplace with quarry tiled hearth.

LOUNGE (REAR)

11'11 x 10'5 (3.63m x 3.18m)

Laminated flooring, UPVC double glazed window, twin panel central heating radiator, brick built fireplace with quarry tiled hearth and mantle gas point,

KITCHEN (REAR)

8'6 x 7'8 (2.59m x 2.34m)

Single drainer stainless steel sink unit with a range of wall and base units. 4 ring gas hob, with oven below. Plumbing for automatic washing machine, UPVC double glazed window.

GROUND FLOOR SHOWER ROOM

6'2 x 5'6 (1.88m x 1.68m)

Shower cubicle, wash hand basin, low flush w.c. 2 UPVC double glazed windows, single panel central heating radiator.

REAR PORCH

With UPVC door to outside.

Pantry area housing wall mounted gas fired central heating boiler.

ON THE FIRST FLOOR

LANDING

UPVC double glazed window, single panel central heating radiator.

BEDROOM 1 (FRONT)

12' x 10'7 (3.66m x 3.23m)

UPVC double glazed window, twin panel central heating radiator.

BEDROOM 2 (FRONT)

12' x 11'8 (3.66m x 3.56m)

UPVC double glazed window, twin panel central heating radiator.

BATHROOM

8'6 x 7'5 (2.59m x 2.26m)

Panelled in bath with tiled splashback, pedestal wash hand basin, low flush w.c. twin panel central heating radiator, UPVC double glazed window and airing cupboard.

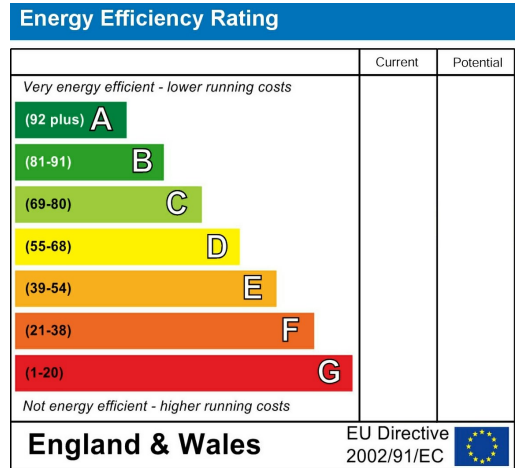
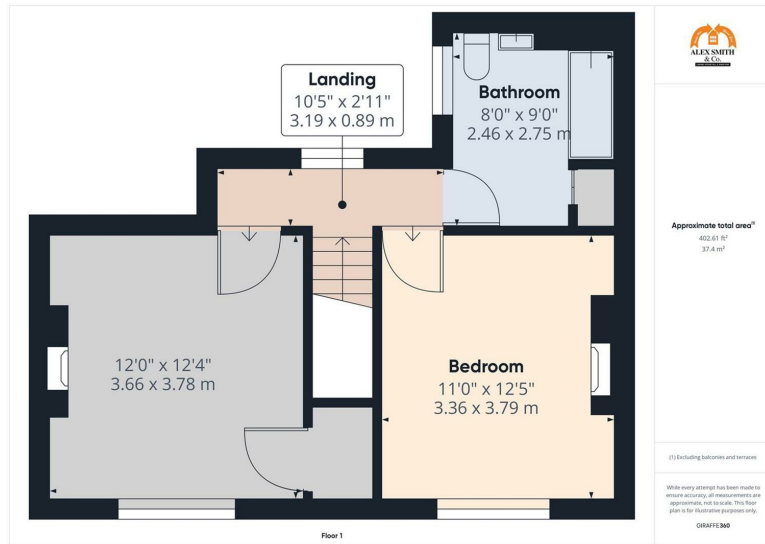
OUTSIDE

Small paved rear garden with access of the kitchen and also benefiting from a separate tradesman's side entrance.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,389.17 Year 2024/25.





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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