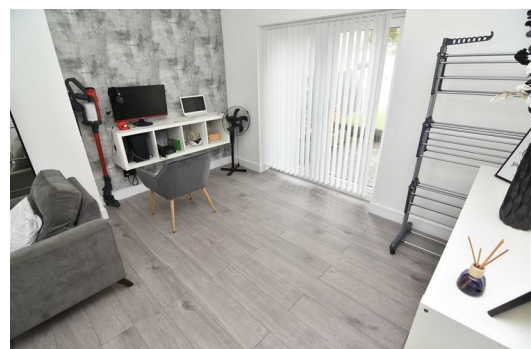
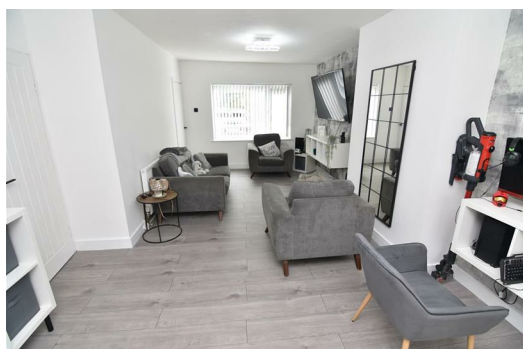




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
0121-784 6660
sales@alex-smith.co.uk
www.alex-smith.co.uk



108 Fordbridge Road, Kingshurst, Birmingham B37 6LN

Price £229,950

A very well maintained and improved, freehold 3 bedroom mid townhouse benefiting from gas fired central heating, majority UPVC double glazing and off road parking space to the front.



Fordbridge Road is located off Cooks Lane.

The property stands back from the roadway behind a block paved foregarden/vehicular driveway that provides off road parking space to the front.

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

RECEPTION HALL

With composite front door entrance and access to the lounge as well as the utility area with staircase off.

THROUGH LOUNGE

21'1 x 12'3 (6.43m x 3.73m)

UPVC double glazed window and double doors to outside. Single panel central heating radiator, laminated flooring, 2 centre light points.

MODERN REFITTED KITCHEN (REAR)

9'3 x 8'10 (2.82m x 2.69m)

WITH A FURTHER AREA OF 5'9 x 5'3 OFF.

Laminated flooring, single drainer single bowl sink unit with mixer taps and double door unit below. Further double door, 3 single door and a 3 drawer base unit all with rounded edge work surface over. Double door and 2 single door wall units, 4 ring electric hob with oven below. Single panel central heating radiator, UPVC double glazed door and window.

UTILITY AREA

6'11 x 4'9 (2.11m x 1.45m)

Plumbing for automatic washing machine, storage cupboards. Door to outside.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 (FRONT)

13'10 x 10'3 (4.22m x 3.12m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 2 (FRONT)

12'5 x 7'9 (3.78m x 2.36m)

UPVC double glazed window, built in hanging rails, enclosed double door wardrobes, single panel central heating radiator.

BEDROOM 3 (REAR)

10'6 x 8'10 (3.20m x 2.69m)

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

SHOWER ROOM

8'3 x 4'7 (2.51m x 1.40m)

Shower cubicle with multi head shower over, vanity wash hand basin with double door unit below, heated towel rail, UPVC double glazed window.

SEPARATE TOILET

Low flush w.c. UPVC double glazed window.

OUTSIDE

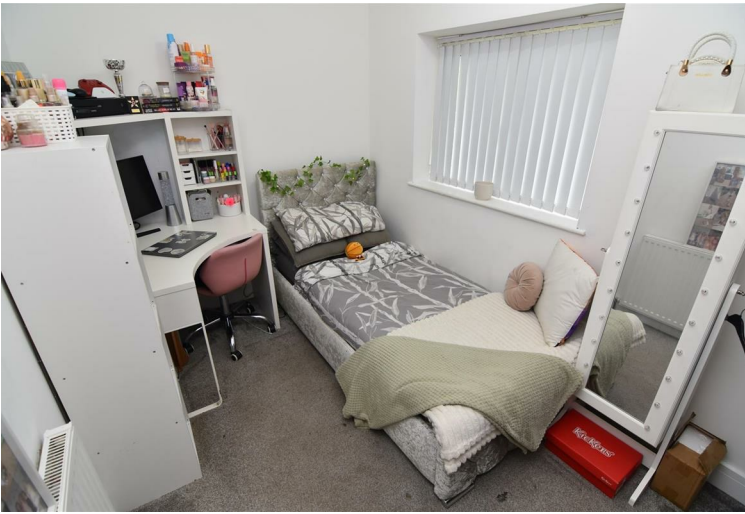
Paved patio.

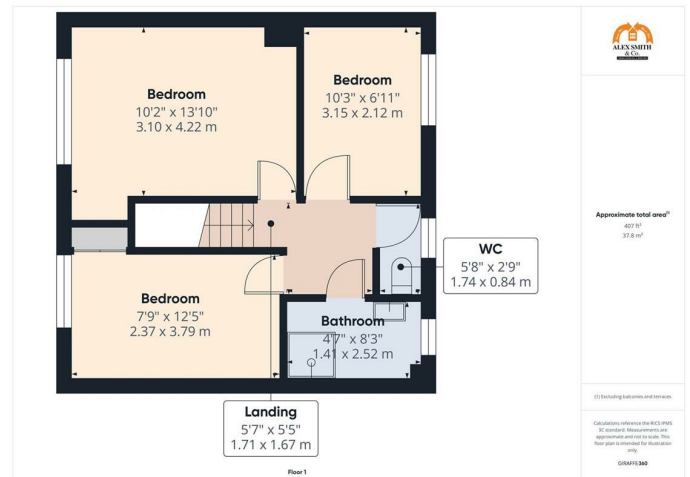
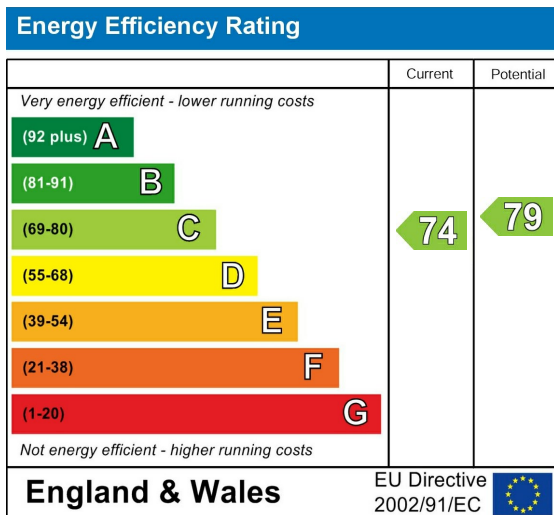
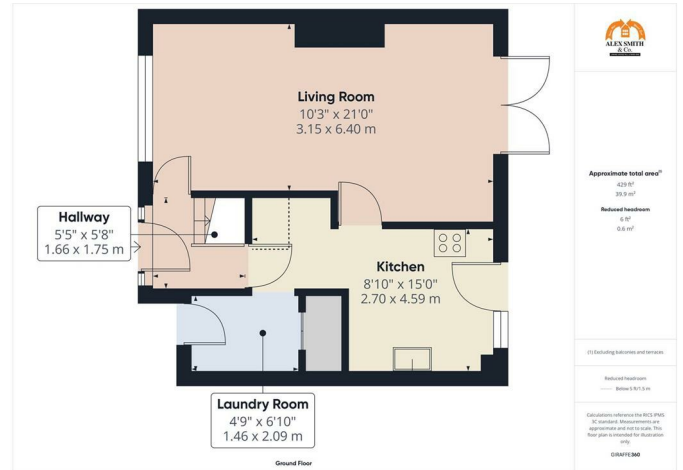
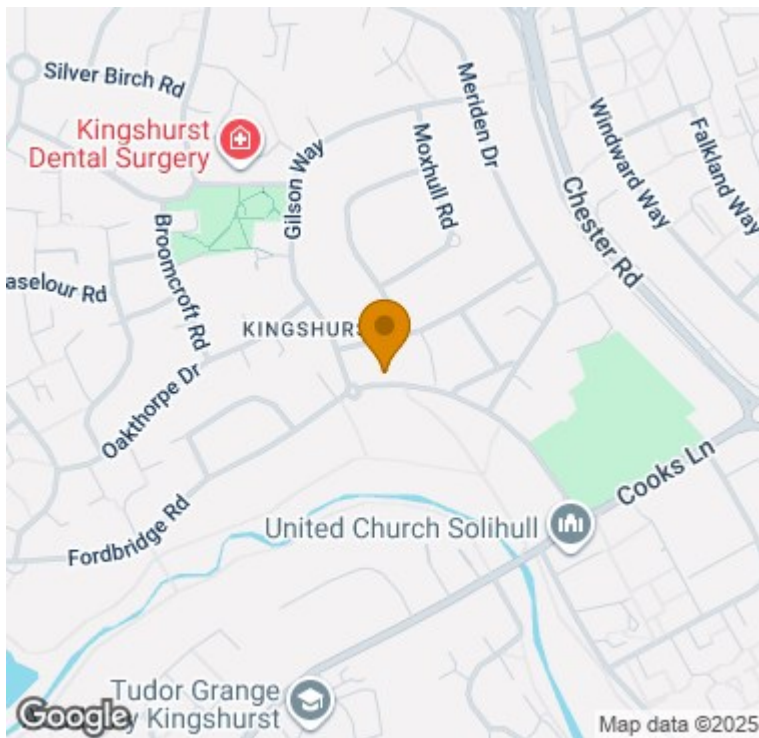
Full width lawned rear garden (artificial grass) with patio area.

COUNCIL TAX BAND:

This Property falls into Solihull Council Tax Band B Council Tax Payable Per Annum £1,647.00 Year 2025/26.

PLEASE NOTE THE VENDOR OF THIS PROPERTY IS EMPLOYED BY ALEX SMITH LIMITED.





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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