



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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34 Mickleover Road, Ward End, Birmingham B8 2NE

Price £329,950

A much improved and greatly extended, freehold, 4 bedroom semi detached family residence benefiting from a substantial 2 storey extensions to the side and rear elevation.

Other benefits include the installation of gas fired central heating, UPVC double glazing and off road parking space to the front.

4 BEDROOMS - 2 BATHROOMS - 2 RECEPTION ROOMS - EXTENDED KITCHEN.



Mickleover Road is located off the main Washwood Heath Road and can also be accessed from Morris Road which in turn leads off Bromford Lane.

The property stands well 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 replacement pitched tiled roof with full height bay to the front elevation.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

UPVC door and window.

UPVC FRONT DOOR LEADING TO

RECEPTION HALL

Laminated flooring, single panel central heating radiator, understairs store.

EXTENDED GROUND FLOOR BATHROOM

15'10 x 5'7 (4.83m x 1.70m)

Corner bath with shower attachment, vanity wash hand basin with storage unit below. Low flush w.c. UPVC double glazed window, single panel central heating radiator.

MOST ATTRACTIVE SITTING ROOM (FRONT)

14'3 into bay x 10'1 (4.34m into bay x 3.07m)

Laminated flooring, UPVC double glazed bay window, single panel central heating radiator, modern feature fireplace with fitted gas fire.

EXTENDED LOUNGE (REAR)

21'3 x 10'2 (6.48m x 3.10m)

Single panel central heating radiator, double glazed sliding patio doors, fitted gas fire.

EXTENDED BREAKFAST KITCHEN (REAR)

17' x 12'8 (5.18m x 3.86m)

Ceramic tiled floor. Single drainer stainless steel sink unit with mixer tap, 3 double door, a corner double door, a single door and a 3 pan drawer base unit all with work surface above. 6 large double wall units. Gas cooker point for Range, plumbing for automatic washing machine, UPVC double glazed door and window. Single panel central heating radiator.

ON THE FIRST FLOOR

ENLARGED LANDING

EXTENDED BEDROOM 1 (REAR)

13'8 x 12'10 (4.17m x 3.91m)

UPVC double glazed window, twin panel central heating radiator.

BEDROOM 2 (FRONT)

14'11 x 10' (4.55m x 3.05m)

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

BEDROOM 3 (REAR)

12' x 10' (3.66m x 3.05m)

UPVC double glazed window, single panel central heating radiator.

EXTENDED BEDROOM 4 (FRONT)

12'1 x 7'10 (3.68m x 2.39m)

2 UPVC double glazed windows, single panel central heating radiator.

EXTENDED SHOWER ROOM

11'4 x 5'5 (3.45m x 1.65m)

Double shower cubicle, pedestal wash hand basin, low flush w.c. Heated towel rail, Velux window.

OUTSIDE

Full width paved patio.

Lawned rear garden.

LARGE FULL WIDTH GARDEN STORE

24'2 x 10'5 (7.37m x 3.18m)

UPVC double glazed door and window.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,693.98 Year 2023/24.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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