



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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57 Sladefield Road, Ward End, Birmingham B8 3PF
£279,950

A substantial, much extended and very well presented, freehold 4 bedroom end terrace with multiple reception rooms, gas central heating, Upvc double glazing and a most attractive rear garden

The main feature of this outstanding property is a huge fitted breakfast kitchen / family room, a magnificent room added on to a superb house.



Please note that this property (57) forms part of three properties we are selling either individually or collectively. The next door property (59) comprises of an extended 2 bedroom terrace. Then there is a substantial commercial unit and yard at the rear. All three properties form the part of one title at the present time. Should these properties be sold individually then the title will be split accordingly.

We confirm that both 57 or 59 Sladefield Road DOES NOT HAVE A WATER METER.

57 is a substantial and extended 4 bedroom end terraced house benefiting from an incredible, extended breakfast kitchen / family room, added to the rear elevation and providing even more accommodation., with the original kitchen now being used as a Utility / storage area.

The property is set back from the roadway behind a neat, well maintained fore-garden with full length pathway approach.

In turn the property is built of traditional two storey brick construction being surmounted by a pitched tiled roof with wide, full height bay to the front elevation.

The accommodation briefly comprises

On The Ground Floor

Inner Porch Entrance

With composite front door.

Reception Hall

Twin panel central heating radiator, staircase off, ample storage and hanging space. Both reception rooms located off and access to the original kitchen (now utility area).

Sitting Room (front)

14'5 x. 14'1 into bay (4.39m x. 4.29m into bay)

Upvc double glazed bay window, single panel central heating radiator,, Attractive fire surround with tiled inset and fitted coal effect gas fire. Centre and 3 single wall light points.

Dining Room (rear)

12'2 x 10'10 (3.71m x 3.30m)

Wooden flooring, Upvc double glazed window, twin panel central heating radiator, marble fire surround with tiled inset and hearth.

Utility Area (former kitchen)

14'2 max x 11' (4.32m max x 3.35m)

Ceramic tiled floor. Single drainer, stainless steel sink unit with mixer taps and double door base unit below. Large, full height set of modern wall, base and lada units. plumbing for automatic washing machine, Upvc double glazed door and window.

Separate Toilet

Low flush WC, wash hand basin, Upvc double glazed window.

Stunning Breakfast Kitchen / Family Room (rear)

27'1 x 12'5 (8.26m x 3.78m)

A simply outstanding room with attractive wooden flooring. Twin bowl sink unit with mixer taps, double door, corner double door, 2 single door and a 3 pan draw base units with rounded edge work surface over. 3 Double door and 2 single door wall units. Gas cooker point for a range with tiled work surface behind. Large single panel central heating radiator, 2 Upvc double glazed windows and doors leading to outside. Spotlights. Ve-Lux window.

On The First Floor

With staircase off the hall leading to

Landing

Ve-Lux window, airing cup housing central heating boiler, large full height walk in store.

Bedroom 1 (front)

12'2. x. 11'7 (3.71m. x. 3.53m)

Cast Iron fire place with tiled inset, Twin panel central heating radiator, Upvc double glazed window.

Bedroom 2 (rear)

12'2 x 10'9 (3.71m x 3.28m)

Twin panel central heating radiator, Upvc double glazed window. Hanging space with bonnet cupboards over.

Bedroom 3 (rear)

10'10 x 7'5 min (3.30m x 2.26m min)

Single panel central heating radiator, Upvc double glazed window, Ve-Lux window.

Bedroom 4 (front)

8'10. x. 6'11 (2.69m. x. 2.11m)

Single panel central heating radiator.

Bathroom

7'8. x. 6'5 (2.34m. x. 1.96m)

Panelled in bath with shower attachment and tiled splash back, vanity wash hand basin with double door base unit below, low flush WC, Upvc double glazed window, mirror fronted store housing the hot water tank.

OUTSIDE

Separate tradesmen side entrance - leading to a wide side patio area leading into a well maintained and attractive majority paved rear garden with colourful flower beds and borders.

As mentioned previously in these sales particulars, our vendor clients are not only selling this property but next door (59) and a commercial unit at the rear. All three of these properties are accessible from the rear garden and whilst they are all open plan into one at the present time, if sold separately then they will be fenced off accordingly.

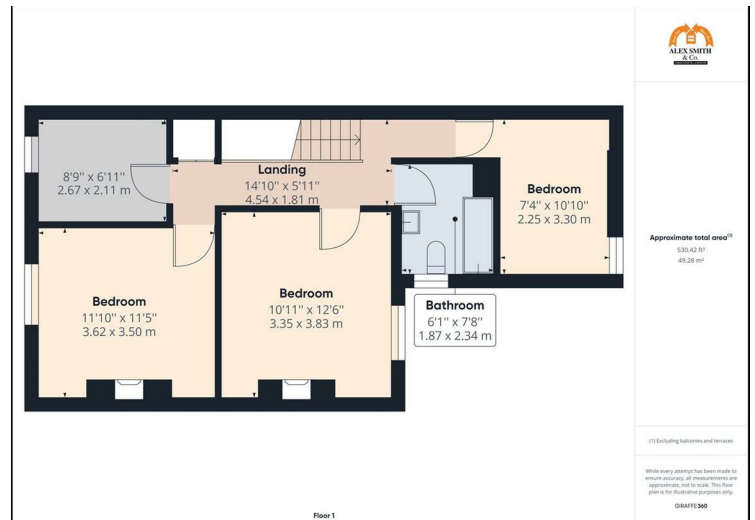
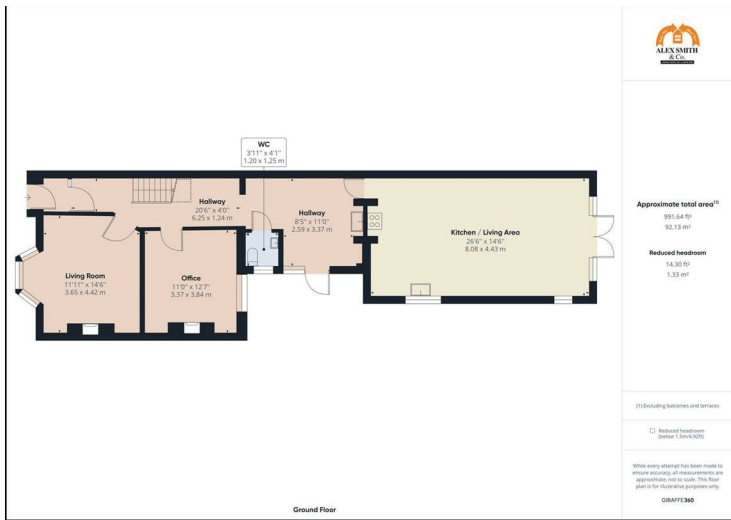
COUNCIL TAX BAND:

This Property falls into Council Tax Band A Council Tax Payable Per Annum £1270.48 Year 2022/23





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(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	



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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