



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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59 Sladefield Road, Ward End, Birmingham B8 3PF

Price £209,950

REDUCED BY £10,000 - NO CHAIN MOVE STRAIGHT IN. MUST BE VIEWED!

An extended and improved, freehold 3 bedroom mid terrace with extended and re-fitted dining kitchen, 2 ground floor reception rooms, separate ground floor shower room, gas central heating and Upvc double glazing.

VIRTUAL TOUR AND FLOOR PLAN NOW ONLINE.



Please note that this property (59) forms part of three properties we are selling either individually or collectively. The next door property (57) comprises of an extended 4 bedroom end terrace. Then there is a substantial commercial unit and yard at the year. 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.

This property (59) comprises of an extended, freehold 3 bedroom mid terrace with first floor bathroom, gas central heating, Upvc double glazing and an extended and re-fitted dining kitchen to the rear.

The property is set back from the roadway behind a paved fore garden / pathway, in turn the property is built of traditional two storey construction and is surmounted by a pitched tiled roof with single height bay to the front elevation.

The accommodation comprises

On The Ground Floor

Composite front door leading to

Reception Hall

Single panel central heating radiator, stair case off.

Sitting Room (front)

13'3. x. 10'3 (4.04m. x. 3.12m)

Upvc double glazed bay window, twin panel central heating radiator

Lounge (rear)

13'3. x. 11'3 (4.04m. x. 3.43m)

Upvc double glazed window, twin panel central heating radiator, under stairs storage cupboard.

Utility area

8'3 min x 7'2 (2.51m min x 2.18m)

Ceramic tiled floor, 2 single door base units, plumbing for automatic washing machine, attractive wall tiling, Upvc double glazed window and door off.

Separate Toilet

Ceramic tiled floor and walls, low flush WC and pedestal wash hand basin.

Extended Dining Kitchen (rear)

22'7. x. 9'4 (6.88m. x. 2.84m)

Single drainer, twin bowl sink unit with mixer taps. Double door, 3 single door and a 4 draw base unit with rounded edge work surface over. 2 Double door and 2 single door wall units. Integrated and concealed dishwasher, 4 ring electric hob with oven below and chimney over. Twin panel and single panel central heating radiator, 2 Upvc double glazed windows and additional sliding patio doors at rear.

On The First Floor

Landing

Loft access off

Bedroom 1 (front)

14'4. x. 11'4 (4.37m. x. 3.45m)

2 Upvc double glazed windows, twin panel central heating radiator.

Bedroom 2 (rear)

12'7 x 9' (3.84m x 2.74m)

Upvc double glazed window, single panel central heating radiator.

Bedroom

11'11. x. 7'2 (3.63m. x. 2.18m)

Upvc double glazed window, single panel central heating radiator.

Outside

Majority paved side and rear garden with attractive borders and flower beds.

As mentioned previously in these sales particulars, our vendor clients are not only selling this property but next door (57) 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.

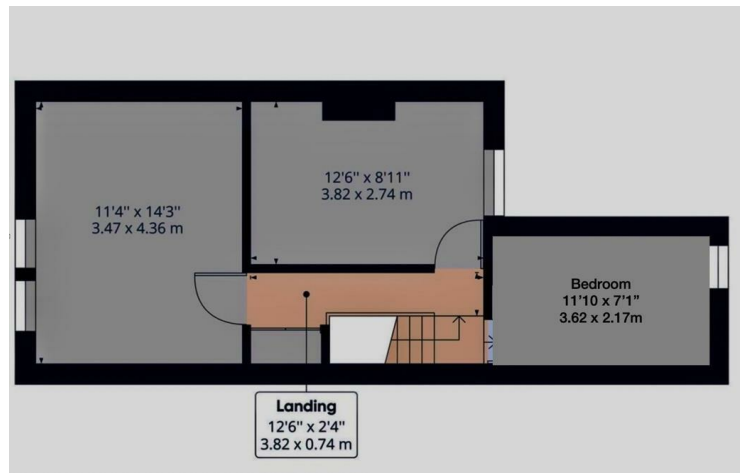
COUNCIL TAX BAND:

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		83
(69-80) C	68	
(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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