



**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

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## 73 Morley Road, Ward End, Birmingham B8 2HU Offers in the region of £269,950

An extended, freehold, 3 bedroom semi detached family residence benefiting from an extended and refitted kitchen, extended conservatory, gas fired central heating, UPVC double glazing windows and side garage. Take a look at the Floor Plan on our website.



Morley Road is located in between Asquith Road and Foley Road both of which are situated off the main Washwood Heath Road Ward End.

The property stands well back from the roadway behind a full width block paved foregarden/vehicular driveway that provides access for multiple vehicle parking.

In turn the property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof having single height bay to the front elevation.

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### RECEPTION HALL

With single panel central heating radiator, hardwood flooring, cloaks cupboard.

#### LOUNGE (FRONT)

12'10 into bay x 10'2 (3.91m into bay x 3.10m)

Matching hardwood floor, twin panel central heating radiator, UPVC double glazed bay window. Adams style fireplace with marble hearth and inset. Fitted coal effect gas fire.

#### DINING ROOM (REAR)

11'5 x 10'4 (3.48m x 3.15m)

Laminated flooring, twin panel central heating radiator.

### OPENING INTO

#### EXTENDED CONSERVATORY

10'5 x 8'3 (3.18m x 2.51m)

UPVC double glazed windows and door, twin panel central heating radiator.

#### EXTENDED AND REFITTED KITCHEN (REAR)

13'8 x 8'4 (4.17m x 2.54m)

Single drainer twin bowl sink unit with mixer taps. 2 double door and 3 single door base units all with work surface above, 2 single door display units, 3 double door and 4 single door wall units. Gas cooker point, integrated and concealed dishwasher, plumbing for automatic washing machine, wall mounted Vaillant gas fired central heating boiler, twin panel central heating radiator, UPVC double glazed door and windows. Spotlights.

### ON THE FIRST FLOOR

#### LANDING

UPVC double glazed window. Loft access with pull down ladder.

#### BEDROOM 1 (FRONT)

11'5 x 10'2 (3.48m x 3.10m)

UPVC double glazed window, twin panel central heating radiator, laminated flooring.

#### BEDROOM 2 (REAR)

11'5 x 10'2 (3.48m x 3.10m)

Laminated flooring, UPVC double glazed window, twin panel central heating radiator.

#### BEDROOM 3 (FRONT)

6'6 x 5'6 (1.98m x 1.68m)

Laminated flooring, single panel central heating radiator, UPVC double glazed window.

#### TILED FAMILY BATHROOM

9'5 x 7'9 (2.87m x 2.36m)

Corner bath, pedestal wash hand basin, low flush w.c. separate shower cubicle. Modern tiling, UPVC double glazed window, twin panel central heating radiator.

### OUTSIDE

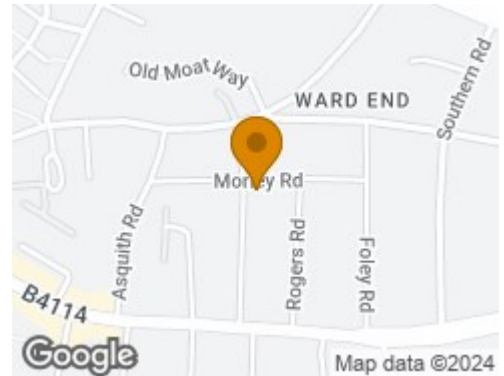
Block paved patio with cold water tap. Large lawned rear garden with fenced borders,

### COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,482.23 Year 2023/24.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>44</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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