



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

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**16 Harrowfield Road, Stechford, Birmingham B33 9BU**  
**Price £214,950**

REDUCED BY £5,000 A well maintained and presented, freehold 2 bedroom end town house with gas fired central heating, UPVC double glazing and off road car parking space to the front.

Very well maintained garden to the rear.





Harrowfield Road is located in between Wyndhurst Road and Audley Road Stechford. The property stands back from the roadway behind a neat foregarden approach with full length vehicular driveway and pathway entrance.

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

#### PORCH ENTRANCE

UPVC front door and window. Ceramic tiled floor, front door leading to

#### RECEPTION HALL

Ceramic tiled floor, single panel central heating radiator, staircase off.

#### LOUNGE (FRONT)

14'10 x 12'10 (4.52m x 3.91m)

Laminated flooring, polished fire surround with coal effect fitted gas fire, twin panel central heating radiator, UPVC double glazed window.

#### FULL WIDTH KITCHEN (REAR)

14'6 x 7'6 (4.42m x 2.29m)

Single drainer stainless steel sink unit with mixer taps, double door, 4 single door and a 3 drawer base unit all with rounded edge work surface over. 2 double door and a single door wall unit. Full height larder unit, 5 ring gas hob with extractor fan over, eye level oven, plumbing for automatic washing machine, understairs storage cupboard, UPVC double glazed door and window.

### ON THE FIRST FLOOR

#### LANDING

UPVC double glazed window, loft access.

#### BEDROOM 1 (FRONT)

16'2 max x 13'1 min x 10'5 (4.93m max x 3.99m min x 3.18m)

2 UPVC double glazed windows, single panel central heating radiator. Full height single door wardrobe.

#### BEDROOM 2 (REAR)

10'7 x 8'5 (3.23m x 2.57m)

UPVC double glazed window, single panel central heating radiator.

#### SHOWER ROOM (REAR)

7'10 x 7'6 (2.39m x 2.29m)

Large walk in shower cubicle with modern shower fitment, pedestal wash hand basin, low flush w.c. Single panel central heating radiator, UPVC double glazed window, airing cupboard.

#### REAR VERANDAH

11'2 x 6'6 (3.40m x 1.98m)

Laminated flooring, door to outside.

### OUTSIDE

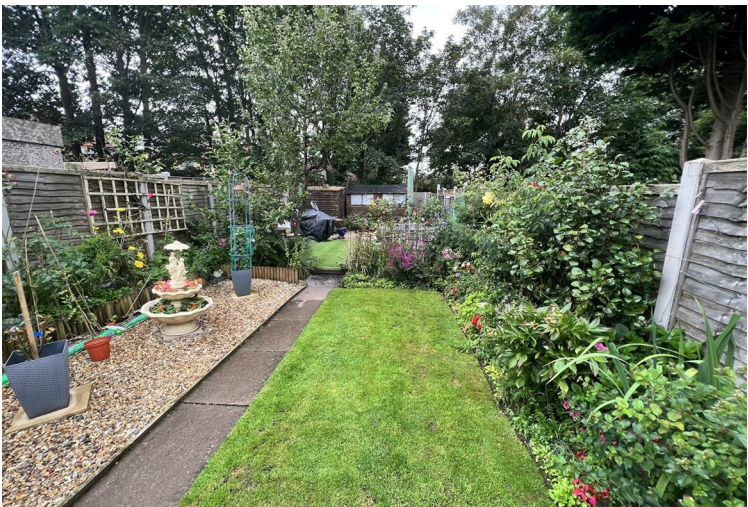
Separate tradesman's side entrance. Rear decking. Paved patio, mature and very well maintained lawned rear garden.

Second (artificial) lawned area with timber garden store.

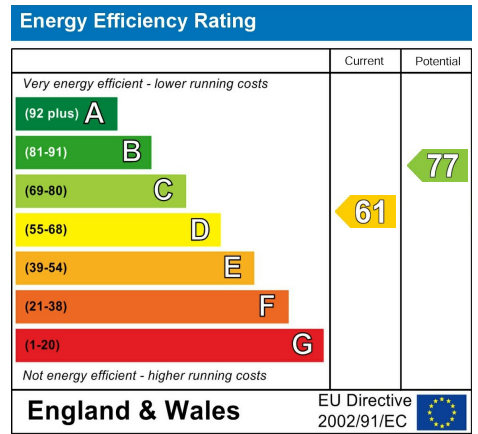
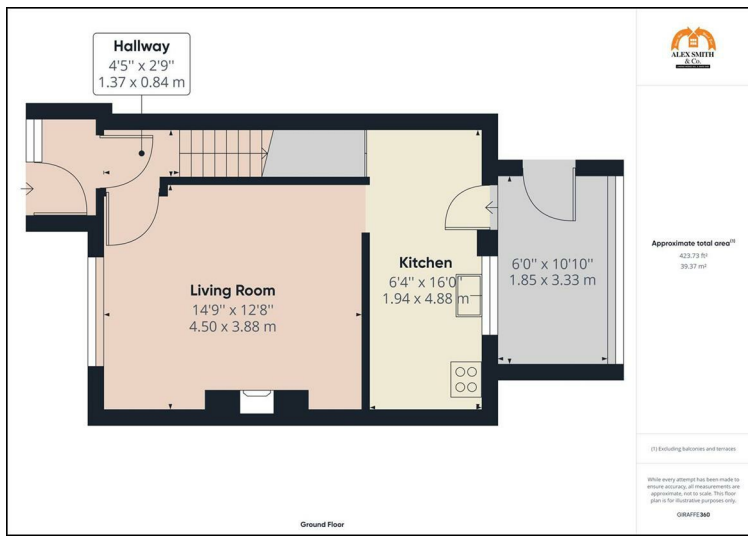
### COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,270.48 Year 2023/24.









**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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