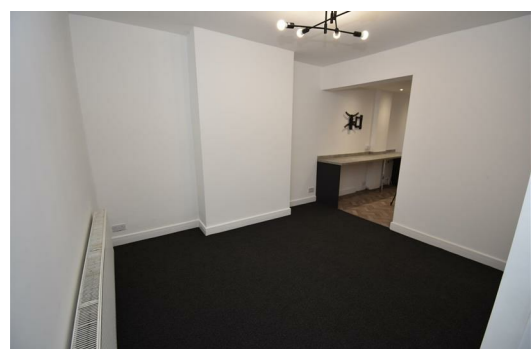
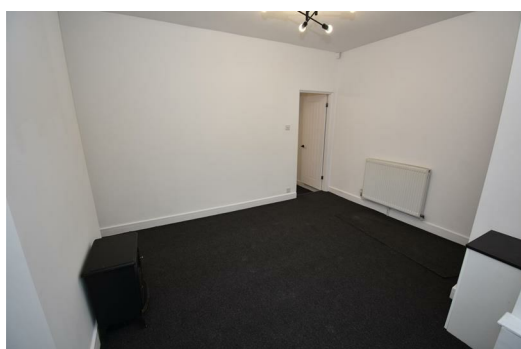
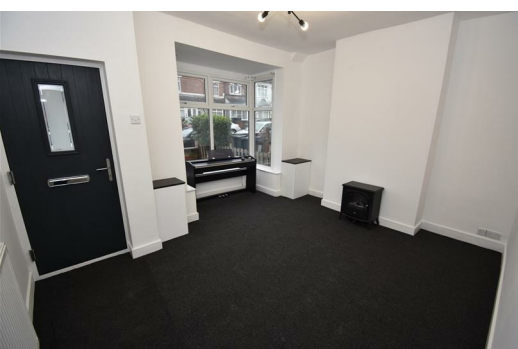




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

**HODGE HILL**  
0121-784 6660  
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www.alex-smith.co.uk



## 66 Asquith Road, Ward End, Birmingham B8 2HL

### £209,950

A fully refurbished and renovated, freehold, 3 bedroom terraced family residence benefiting from a brand new kitchen and bathroom, together with gas fired central heating and UPVC double glazing.

The property has been redecorated throughout and also re-carpeted.

NO UPWARD CHAIN



Asquith Road leads off the main Washwood Heath Road Ward End.

The property stands back from the roadway behind a neat foregarden with full length pathway approach. 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

#### BRAND NEW COMPOSITE FRONT DOOR

#### LOUNGE (FRONT)

13'5 into bay x 12'9 (4.09m into bay x 3.89m)

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

#### SITING ROOM (REAR)

13'5 x 11'7 (4.09m x 3.53m)

Twin panel central heating radiator, understairs storage cupboard, staircase off to first floor and opening into

#### MODERN FULLY REFITTED DINING KITCHEN (REAR)

13'4 x 8'8 min 13'6 max (4.06m x 2.64m min 4.11m max)

Brand new fittings comprising single drainer stainless steel sink unit with mixer taps and double door base unit below. Further double door and 3 single door base units all with work surface over.

Brand new 4 ring gas hob with chimney over and oven below. Plumbing for automatic washing machine.

Breakfast bar, spotlights, UPVC double doors leading to outside.

#### MODERN GROUND FLOOR BATHROOM (REAR)

7'1 x 4'10 (2.16m x 1.47m)

With brand new suite, comprising of a large 'L' shaped panelled un bath with modern shower fitment over, pedestal wash hand basin, low flush w.c. heated towel rail, UPVC double glazed bay window.

### ON THE FIRST FLOOR

#### LANDING

Single panel central heating radiator.

#### BEDROOM 1 (FRONT)

13'6 x 10'6 (4.11m x 3.20m)

UPVC double glazed window, single panel central heating radiator.

#### BEDROOM 2 (REAR)

11'8 x 7'7 (3.56m x 2.31m)

UPVC double glazed window, 2 double door built in wardrobes.

#### BEDROOM 3 (REAR)

9'6 x 7'1 (2.90m x 2.16m)

UPVC double glazed window, single panel central heating radiator, full height airing cupboard housing the brand new gas fired central heating boiler.

#### OUTSIDE

Block paved patio.

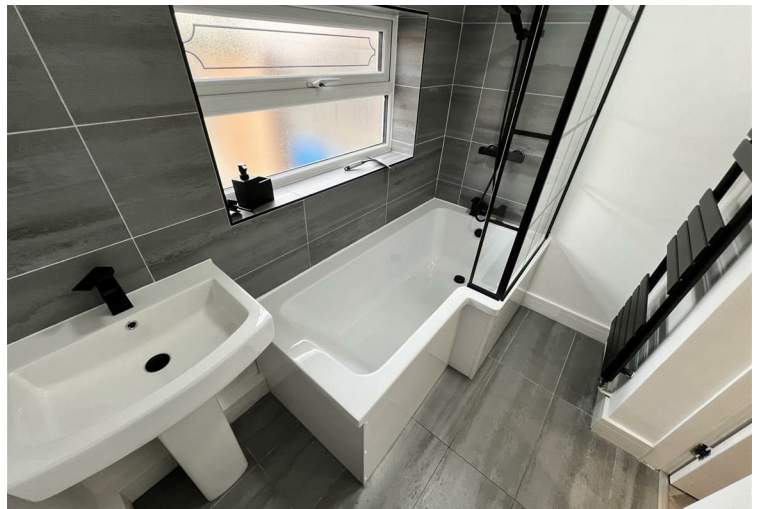
Lawned rear garden.

Large garden store at rear.

#### COUNCIL TAX BAND:

This Property falls into Birmingham City 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		77
69-80) C		
55-68) D	59	
39-54) E		
21-38) F		
1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



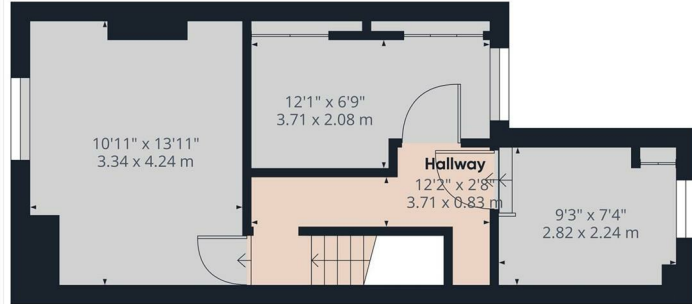
Approximate total area<sup>®</sup>  
511.08 ft<sup>2</sup>  
47.48 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor



Approximate total area<sup>®</sup>  
233.06 ft<sup>2</sup>  
21.8 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 1



**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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