



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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101 Ellesmere Road, Alum Rock, Birmingham B8 1NF

Price £250,000

A very well maintained and much extended, freehold 3 bedroom end terrace with 3 ground floor reception rooms and an extended kitchen (and shower room)

Loft conversion for storage, gas central heating, Upvc double glazing - excellent condition throughout. Virtual Tour and Floor Plan now available on our website.



Ellesmere Road is located off the main Alum Rock Road and joins St Saviours Road.

The property stands well back from the roadway behind a walled foregarden with 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 property as been recently re-rendered and insulated throughout.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

With Georgian sliding UPVC front door entrance.

RECEPTION HALL

Single panel central heating radiator. Staircase off.

LOUNGE (FRONT)

13'3 into bay x 12'11 (4.04m into bay x 3.94m)

Georgian UPVC double glazed bay window, twin panel central heating radiator. Brick built fireplace with fitted gas fire, centre and 2 single light points.

SITTING ROOM (REAR)

13'2 x 12'11 (4.01m x 3.94m)

UPVC double glazed window, twin panel central heating radiator, gas fire with marble heath.

BREAKFAST/DINING ROOM (REAR)

16'4 x 9'6 (4.98m x 2.90m)

Twin panel central heating radiator, UPVC double glazed window, polished fire surround with fitted gas fire and marble hearth.

REFITTED AND EXTENDED KITCHEN (REAR)

16'6 x 8'1 (5.03m x 2.46m)

Twin drainer stainless steel sink unit with mixer taps, 4 double door, a corner double door, 4 single door base units all with work surface over. 3 double door, a corner double door and 2 single door wall units, gas cooker point, plumbing for automatic washing machine, UPVC double glazed window, full height tiling.

VENTILATED LOBBY

With ceramic tiled floor and Worcester wall mounted gas fired central heating boiler.

Access to shower room and outside via a UPVC door.

GROUND FLOOR SHOWER ROOM

6'7 x 3'9 (2.01m x 1.14m)

Shower cubicle, pedestal wash hand basin, low flush w.c. Tiled walls and floor, UPVC double glazed window, single panel central heating radiator.

ON THE FIRST FLOOR

LANDING

Single panel central heating radiator.

Access to a loft conversion for storage via a separate staircase.

BEDROOM 1 (FRONT)

17'5 x 11'6 (5.31m x 3.51m)

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

BEDROOM 2 (REAR)

13'4 x 11'4 (4.06m x 3.45m)

UPVC double glazed window, twin panel central heating radiator.

BEDROOM 3 (REAR)

10'4 x 9'6 (3.15m x 2.90m)

UPVC double glazed window, twin panel central heating radiator, fitted gas fire.

BATHROOM

7' x 6'3 (2.13m x 1.91m)

Tiled walls and floor. Panelled in bath with handrails and jacuzzi style fittings. Vanity wash hand basin with double door unit below. Low flush w.c. Single panel central heating radiator, UPVC double glazed window.

STAIRCASE OFF LANDING TO LOFT CONVERSION

LOFT FOR STORAGE

14' x 10'3 min (4.27m x 3.12m min)

Velux window and additional storage space into the eaves.

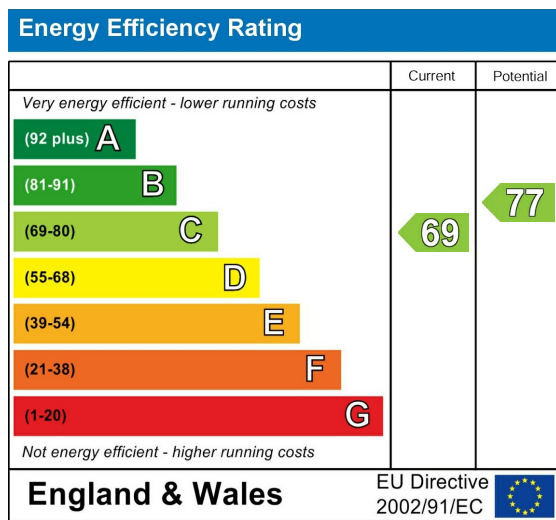
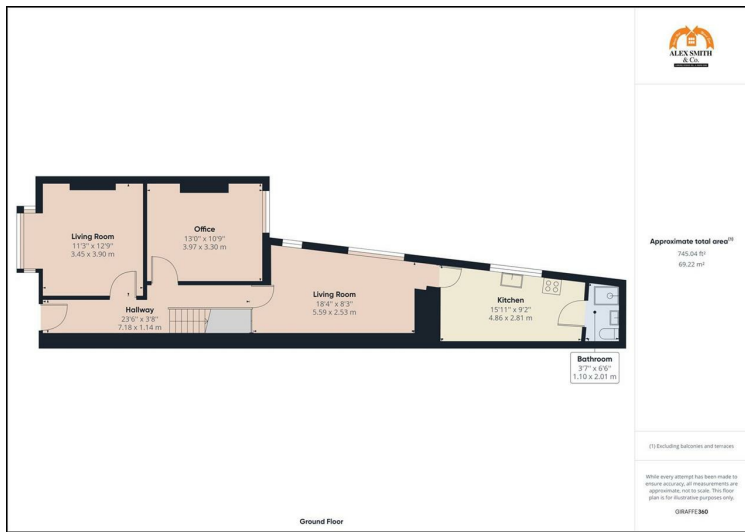
OUTSIDE

Paved 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.





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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