



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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60 Jephcott Road, Alum Rock, Birmingham B8 3ED Price £285,000

REDUCED BY £15,000

A much extended, freehold 4 bedroom semi with substantial two storey extension providing enlarged accommodation throughout.

Gas central heating, Upvc double glazing, en-suite shower room off the main bedroom, wide side garage, attractive rear garden, off road parking space to the front.



Jephcott Road is located off Alum Rock Road, close to the Pelham.

The property is set back from the roadway behind a walled foregarden with enlarged block paved vehicular driveway that provides off road parking for multiple vehicles. This extended property is built of traditional two storey brick construction and surmounted by a replacement pitched tiled roof with single height bay to the front elevation.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

With UPVC double glazed door and window.

RECEPTION HALL

UPVC front door. Single panel central heating radiator, full height meter cupboard.

LOUNGE (FRONT)

17'5 x 13' (5.31m x 3.96m)

UPVC double glazed bay window, twin panel central heating radiator x 2, Adams style fireplace with marble hearth and fitted gas fire.

DINING KITCHEN (REAR)

14'5 x 9'5 (4.39m x 2.87m)

Ceramic tiled floor, single drainer twin bowl sink unit with mixer taps, double door and 2 single door and a 3 drawer base unit all with work surface over. 3 double door and a single door wall unit. 3 door larder unit. Plumbing for automatic washing machine, gas cooker point for Range, twin panel central heating radiator, UPVC double glazed windows and double door to outside.

EXTENDED UTILITY AREA

9'7x 7'7 max (2.92mx 2.31m max)

Ceramic tiled floor, single drainer sink unit with mixer taps and a single door base unit below. Double door wall unit, plumbing for automatic washing machine, single panel central heating radiator, UPVC double glazed door and window, wall mounted gas fired central heating boiler.

OFF IS A FITTED CLOAKROOM

Low flush w.c. pedestal wash hand basin. Single panel central heating radiator and half height tiling.

ON THE FIRST FLOOR

INTERNALLY EXTENDED LANDING

With single panel central heating radiator and staircase to loft.

All rooms off.

BEDROOM 1 (REAR)

10'2 x 9'5 (3.10m x 2.87m)

UPVC double glazed window, twin panel central heating radiator, enclosed double door wardrobe.

OFF IS AN EN-SUITE SHOWER ROOM

6'10 x 6'6 (2.08m x 1.98m)

Being fully tiled. Shower cubicle with shower fitment, vanity wash hand basin, low flush w.c. bidet, twin panel central heating radiator, UPVC double glazed window, heated towel rail.

BEDROOM 2 (FRONT)

10'7 x 9'11 (3.23m x 3.02m)

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

EXTENDED BEDROOM 3 (FRONT)

14'1 x 10'1 (4.29m x 3.07m)

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

EXTENDED BEDROOM 4 (REAR)

10'1 x 9'3 (3.07m x 2.82m)

UPVC window, single panel central heating radiator.

BATHROOM (FRONT)

7'1 x 6'9 (2.16m x 2.06m)

Panelled in bath, pedestal wash hand basin, low flush w.c. UPVC double glazed window, single panel central heating radiator and airing cupboard.

LOFT ACCESS FROM THE LANDING

SIDE GARAGE

18'9 x 10'3 (5.72m x 3.12m)

Metal door opening. Twin panel central heating radiator.

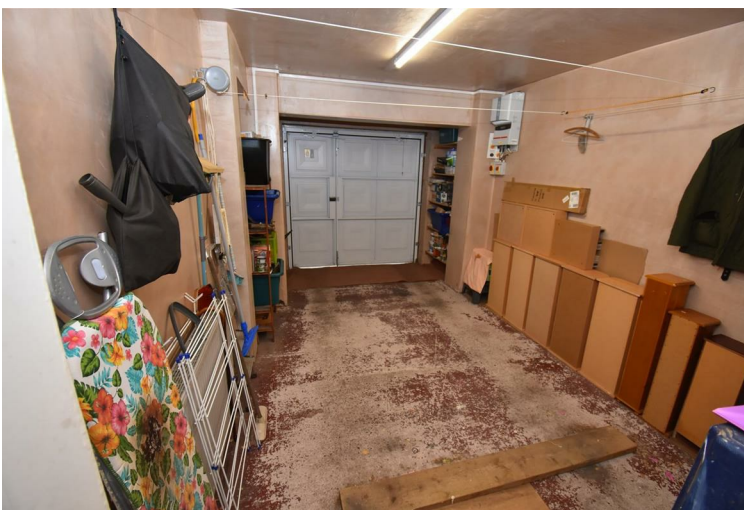
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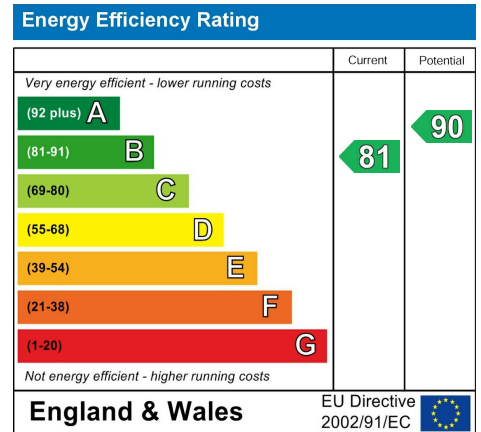
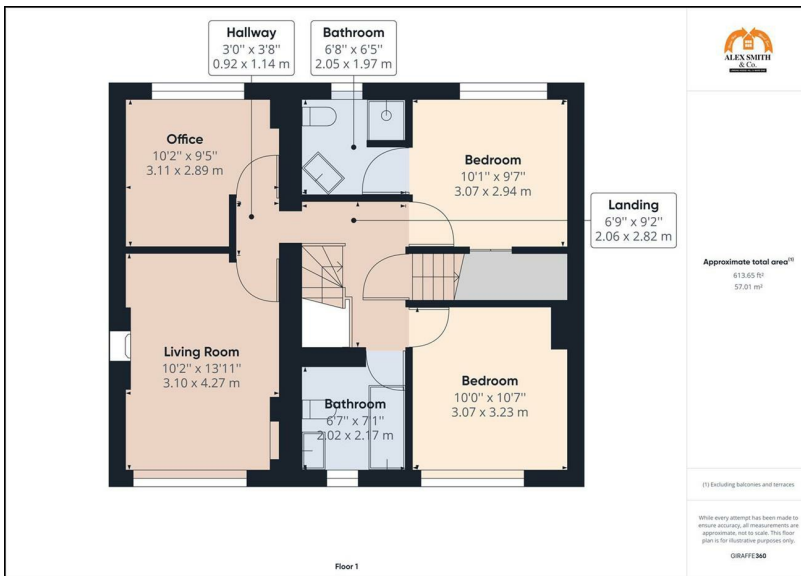
Block paved patio.

Well maintained lawned rear garden with attractive borders.

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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