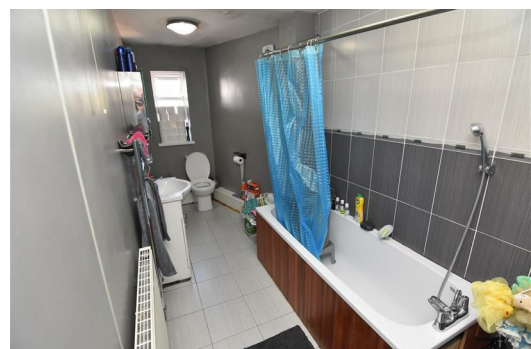




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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



7 Essendon Road, Ward End, Birmingham B8 3RE

Price £219,950

An extended, freehold, 3 bedroom townhouse benefiting from an extended kitchen and extended ground floor bathroom. Other benefits include gas fired central heating, UPVC double glazed windows and off road parking space to the front. See the Virtual tour and floor plan on our website www.alex-smith.co.uk



Essendon Road is located in between Cotterills Lane and Pelham Road which is located off the main Alum Rock Road.

The property stands back from the roadway behind a block paved foregarden/vehicular driveway and in turn is built of traditional two storey brick construction being surmounted by a pitched tiled roof with single height bay to the front elevation.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

PORCH ENTRANCE

With UPVC double glazed door and window becoming

RECEPTION HALL

With single panel central heating radiator and staircase off.

LOUNGE (FRONT)

15'11 into bay x 11'4 (4.85m into bay x 3.45m)

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

EXTENDED KITCHEN (REAR)

15'2 x 8'2 (4.62m x 2.49m)

Single drainer twin bowl sink unit with mixer taps and a range of refitted wall and base units. Gas cooker point, plumbing for automatic washing machine, twin panel central heating radiator, wall mounted WORCESTER gas fired central heating boiler, UPVC double glazed door and window.

EXTENDED BATHROOM

15'2 x 5' (max) (4.62m x 1.52m (max))

Ceramic tiled floor, panelled in bath with tiled splash back. Separate shower cubicle, vanity wash hand basin with double door unit below. Low flush w.c. UPVC double glazed window, single panel central heating radiator, heated towel rail.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 (FRONT)

16'9 x 10'3 (5.11m x 3.12m)

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

BEDROOM 2 (REAR)

9'6 x 9'5 (2.90m x 2.87m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 3 (REAR)

9'2 x 7'5 (2.79m x 2.26m)

UPVC double glazed window, single panel central heating radiator.

SEPARATE TOILET

Low flush w.c. vanity wash hand basin with double door wall unit below. Single panel central heating radiator, ceramic tiled floor.

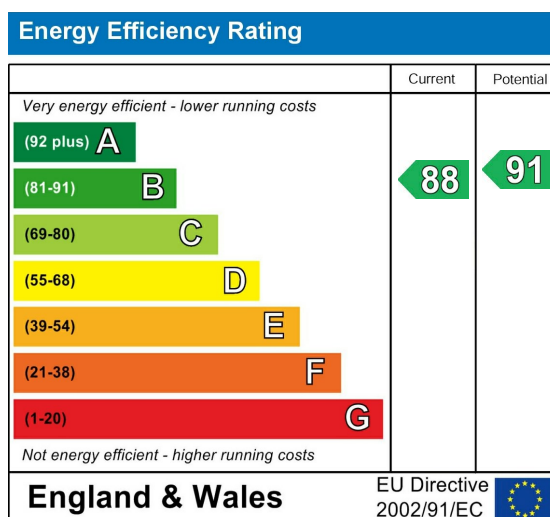
OUTSIDE

Separate tradesman's side entrance. Block paved patio, lawned rear garden timber garden store.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,491.33 Year 2025/26.





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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