



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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48 Florence Road, Acocks Green, Birmingham B27 6LW
Price £199,950

A freehold 3 bedroom mid terrace with two receptions in need of modernisation and redecoration throughout.

NO UPWARD CHAIN.



Florence Road is located off the main Yardley Road leading into Acocks Green and within easy walking distance of Cottesbrooke Infant and Nursery School.

The property is set back from the roadway behind a paved garden/pathway and in turn is built of traditional two storey brick construction being surmounted by a pitched tiled roof and having single height bay to the front elevation.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

UPVC front door entrance.

VESTIBULE INNER PORCH

RECEPTION HALL

With Valor Inca gas wall heater.

SITTING ROOM (FRONT)

13'10 into bay x 10'10 (4.22m into bay x 3.30m)

Tiled hearth and fireplace, UPVC double glazed window.

LOUNGE (REAR)

12'6 x 11'3 (3.81m x 3.43m)

Polished fire surround with marble hearth and fitted gas fire.

LOBBY

With understairs storage cupboard off.

KITCHEN (REAR)

13'2 x 8'6 (4.01m x 2.59m)

Single drainer stainless steel sink unit with double door base unit below. Gas cooker point, fitted gas fire with tiled surround.

ON THE FIRST FLOOR

LANDING (STAIRCASE WITH ELECTRIC CHAIR)

BEDROOM 1 (FRONT)

14'3 x 11'2 (4.34m x 3.40m)

Double door wardrobe.

BEDROOM 2 (REAR)

12'3 x 8'7 (3.73m x 2.62m)

Built in double door wardrobe.

BEDROOM 3 (REAR)

8'8 x 8'3 (2.64m x 2.51m)

SHOWER ROOM

10'9 x 9'7 (3.28m x 2.92m)

Shower cubicle with Triton shower fitment, pedestal wash hand basin, low flush w.c. Majority tiling, airing cupboard housing the hot copper cylinder water tank.

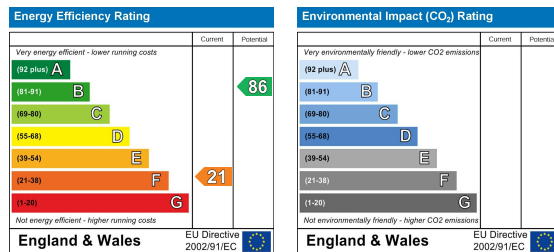
OUTSIDE

Paved side terrace.

Rear garden.

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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