



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

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## **366 Kitts Green Road, Kitts Green, Birmingham B33 0DN**

### **Price £215,000**

**REDUCED BY £10,000 ... NO CHAIN MOVE STRAIGHT IN !**

An extended, freehold 3 bedroom end town house with kitchen / dining area extension, gas central heating and Upvc double glazing



This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,026.60 Year 2015/2016

Kitts Green Road runs through the heart of Kitts Green and is close to excellent local amenities and bus services.

The property is set back from the road way behind a fore-garden approach and full length paved pathway

In turn, the property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof.

The accommodation comprises.

### **On The Ground Floor**

#### **Porch Entrance**

Composite Front Door to

#### **Reception Hall**

Twin panel central heating radiator. Stair case to first floor.

#### **Lounge (front)**

15'1 x 14'5 (4.60m x 4.39m)

Stone feature fire place. Twin panel central heating radiator, Upvc double glazed window.

#### **Extended Kitchen (rear)**

18'8. x. 8'10 (5.69m. x. 2.69m)

Ceramic tiled floor. Single drainer, stainless steel sink unit with double door base unit below. Further, single door and three draw base unit with round edge work surface above.

2 Double door, a corner double door and 2 single door wall units, plumbing for automatic washing machine, single panel central heating radiator, Upvc double glazed window, plumbing for automatic washing machine

#### **Extended Dining Room**

14'4. x. 9'6 (4.37m. x. 2.90m)

Matching ceramic tiled floor. Single panel central heating radiator, 2 x Upvc double glazed sliding patio doors.

### **On The First Floor**

#### **Landing**

Upvc double glazed window. Loft access.

#### **Bedroom 1 (front)**

13'4. x. 9'6 (4.06m. x. 2.90m)

Upvc double glazed window, single panel central heating radiator.

#### **Bedroom 2 (rear)**

10'11 x 9'7 (3.33m x 2.92m)

Upvc double glazed window, single panel central heating radiator.

#### **Bedroom 3 (rear)**

8'1 x 8'1 (2.46m x 2.46m)

Upvc double glazed window, single panel central heating radiator.

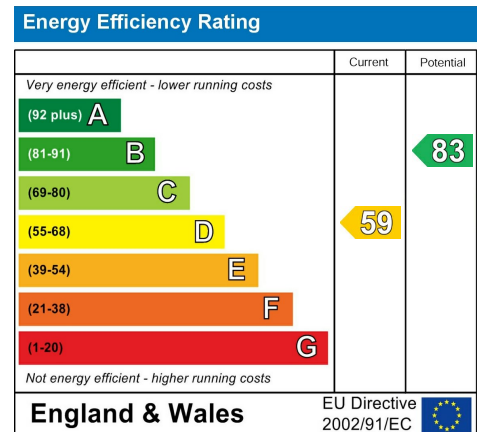
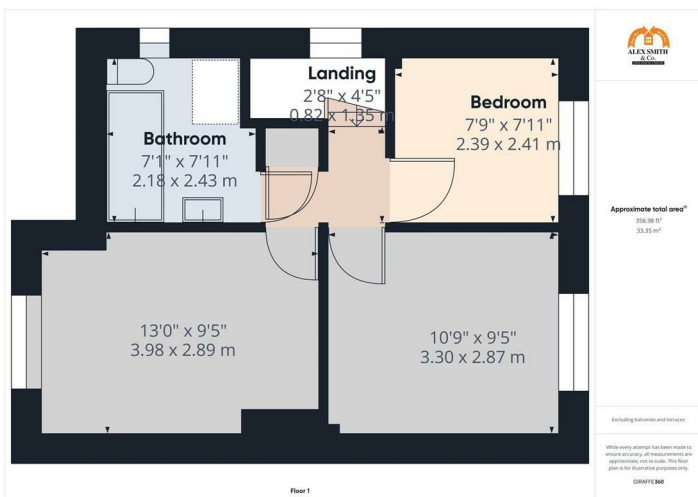
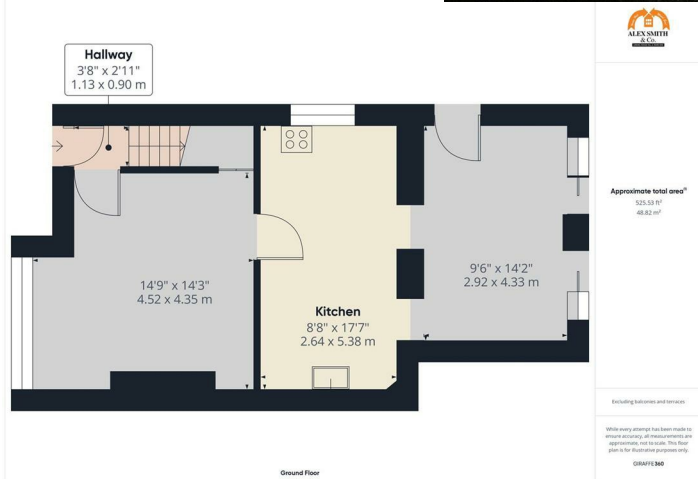
#### **Bathroom**

8'1 x 7'3 (2.46m x 2.21m)

Panelled in bath with shower unit, pedestal wash hand basin, low flush WC, Up[vc double glazed window, heated towel rail

#### **Outside**

Lawned Rear Garden



**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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