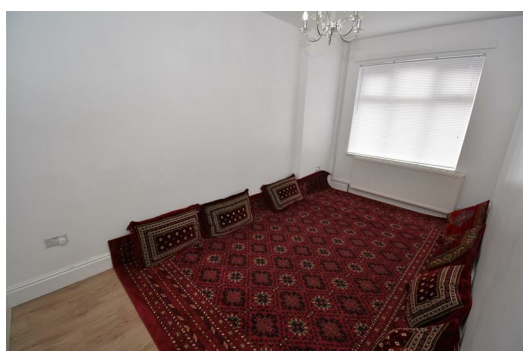




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

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## 41 Asquith Road, Ward End, Birmingham B8 2HP

**Price £225,000**

A much extended and fully renovated freehold, 3 bedroom terraced family residence benefiting from an extended lounge, extended kitchen, extended ground floor shower room and loft conversion with staircase off landing (for storage).

Other benefits include gas fired central heating, UPVC double glazing and modern fittings and decoration throughout.



Asquith Road is located off the main Washwood Heath Road Ward End.

The property stands well back from the roadway behind a full width block paved foregarden/vehicular driveway and in turn is built of traditional two storey brick construction being surmounted by a pitched tiled roof

The immaculate accommodation benefits from brand new laminated flooring to the ground floor and expensive carpet to staircase and first floor. New internal doors have also been fitted throughout.

### COMPOSITE FRONT DOOR

#### RECEPTION HALL

Single panel central heating radiator, laminated flooring.

#### SITTING ROOM (FRONT)

14'10" x 8'1" (4.52m x 2.46m)

Twin panel central heating radiator, UPVC double glazed window.

#### LOBBY

With understairs store.

#### EXTENDED FEATURE LOUNGE

21' x 10'7" (6.40m x 3.23m)

2 wall mounted central heating radiators. UPVC door to outside. Laminated flooring, 2 central light points.

#### EXTENDED KITCHEN (REAR)

16'8" x 5'4" (5.08m x 1.63m)

Single drainer twin bowl sink unit with mixer taps. An extensive range of fitted wall and base kitchen units, breakfast bar, 5 ring gas hob with eye level double oven. Plumbing for automatic washing machine, UPVC double glazed window, ceramic tiled floor.

#### EXTENDED SHOWER ROOM (REAR)

Matching ceramic tiled floor, expensive ceramic wall tiles, multi headed shower fitment, vanity wash hand basin with 2 drawer unit below, low flush w.c. UPVC double glazed window.

### ON THE FIRST FLOOR

#### LANDING

With all bedrooms, separate toilet and access for the staircase for the loft conversion leading off.

#### BEDROOM 1 (FRONT)

11'7" x 11'2" (3.53m x 3.40m)

UPVC double glazed window, single panel central heating radiator.

#### BEDROOM 2 (REAR)

11'4" x 7'7" (3.45m x 2.31m)

UPVC double glazed bay window, single panel central heating radiator, single door store.

#### BEDROOM 3 (REAR)

9'8" x 5'7" (2.95m x 1.70m)

UPVC double glazed window, single panel central heating radiator.

#### SEPARATE HALF TILED TOILET

Low flush w.c.

#### LOFT CONVERSION WITH STAIRCASE LEADING OFF THE FIR

18'8" max x 11' (5.69m max x 3.35m)

Twin panel central heating radiator, Velux window.

PLEASE NOTE Building Regulations/Planning Permission has not been obtained for this room and it is classified for storage only.

#### OUTSIDE

Full length block paved rear garden with fenced borders.

#### COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,389.17 Year 2024/25.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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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