



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

**HODGE HILL**  
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## **51 Falkland Way, Smiths Wood, Birmingham B36 0LT**

### **Price £185,000**

A well maintained, freehold, 3 bedroom mid townhouse benefiting from gas ducted air central heating, UPVC double glazing, single car garage (front) and off road parking space.

NO UPWARD CHAIN



Falkland Way is located off Auckland Drive or Windward Way.

The property sits back from the roadway behind a neat lawned foregarden with large tarmacadam vehicular driveway approach that provides off road parking space to the front.

In turn the property is built of traditional 2 storey brick construction and is surmounted by a pitched tiled roof.

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### UPVC FRONT DOOR ENTRANCE TO

#### INNER PORCH

Full height storage cupboard off. Additional storage space.

#### RECEPTION HALL

With staircase off.

#### FITTED CLOAKROOM

Low flush w.c. wash hand basin, UPVC double glazed window.

#### MODERN DINING KITCHEN (FRONT)

16'1 x 9'1 (4.90m x 2.77m)

Single drainer stainless steel sink unit with mixer taps, 2 double door, 2 single door and a 4 drawer base unit all with work surface over. Single door display unit, double door wall unit, gas cooker point, plumbing for automatic washing machine, UPVC double glazed window. Central heating vent and serviced warm air central heating boiler.

#### LOUNGE (REAR)

15'6 x 12'1 (4.72m x 3.68m)

Brick built fireplace with quarry tiled hearth. Central heating vent, double glazed siding patio doors.

### ON THE FIRST FLOOR

#### LANDING

Linen and airing cupboard (full height). Loft access.

#### BEDROOM 1 (FRONT)

13'1 x 9'9 (3.99m x 2.97m)

UPVC double glazed window.

#### BEDROOM 2 (REAR)

11'9 x 8'6 (min) (3.58m x 2.59m (min))

UPVC double glazed window. Large walk in full height wardrobe.

#### BEDROOM 3 (REAR)

9'1 x 6'4 (2.77m x 1.93m)

UPVC double glazed window.

#### BATHROOM

8'3 x 5'8 (2.51m x 1.73m)

Panelled in bath with Triton shower over, vanity wash hand basin, low flush w.c. UPVC double glazed window and airing cupboard housing the lagged hot copper cylinder water tank.

#### GARAGE

With metal up and over door.

#### OUTSIDE

Paved patio, lawned rear garden.

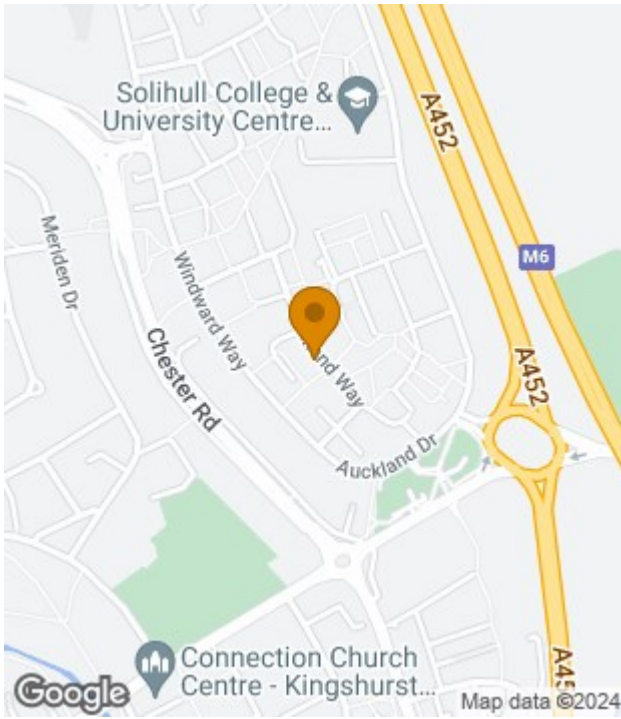
Brick built store.

Separate tradesman's rear entrance.

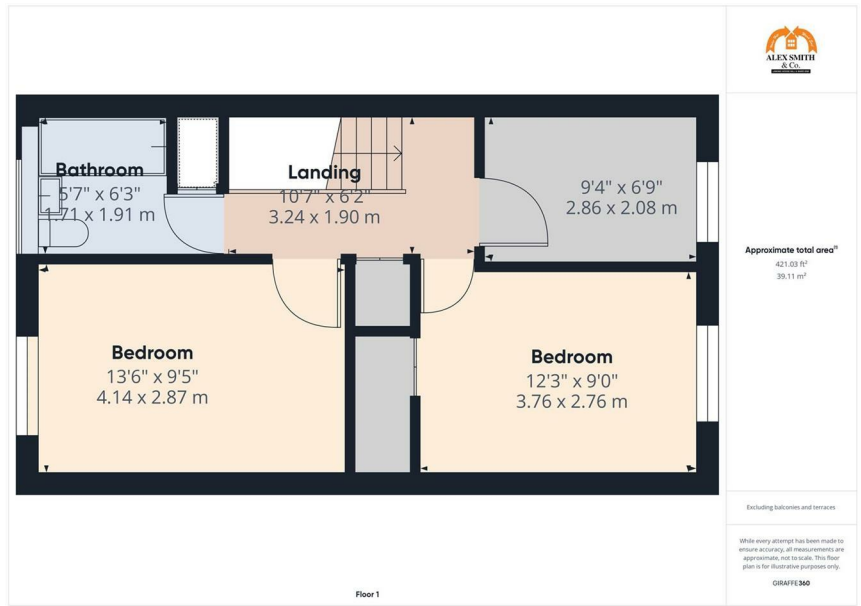
#### COUNCIL TAX BAND:

This Property falls into Solihull Council Tax Band A Council Tax Payable Per Annum £1,259.05 Year 2023/24.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</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 ducted air 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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