



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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12 Gloversfield Drive, Nechells, Birmingham B7 5UB
Price £189,995

A freehold, 3 bedroom end townhouse benefiting from the installation of gas fired central heating and UPVC double glazing.

NO UPWARD CHAIN



Gloversfield Drive is located off Trevor Street, which in turn leads off Nechells Park Road.

The property is set back from the roadway behind a small foregarden approach in the heart of a cul-de-sac.

The property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

RECEPTION HALL

Single panel central heating radiator.

FITTED CLOAKROOM

Low flush w.c. wash hand basin.

LOUNGE

15'5 x 9' (4.70m x 2.74m)

Laminated flooring, 2 UPVC double glazed windows, single panel central heating radiator.

DINING KITCHEN

14'9 x 9'9 (4.50m x 2.97m)

Laminated flooring, single drainer stainless steel sink unit with mixer taps. 3 single door and a double door base unit with work surface over. 2 single door display units, 2 single door wall units, gas cooker point, plumbing for automatic washing machine.

Integrated and concealed larder style fridge freezer, twin panel central heating radiator, UPVC double glazed door and window.

ON THE FIRST FLOOR

UPVC double glazed window, linen and storage cupboard, full height airing cupboard housing the Baxi gas fired central heating boiler.

BEDROOM 1 (REAR)

12'3 x 10'3 (3.73m x 3.12m)

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

BEDROOM 2 (REAR)

9' x 6'4 (2.74m x 1.93m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 3 (REAR)

9'3 x 7'7 (2.82m x 2.31m)

UPVC double glazed window, single panel central heating radiator.

BATHROOM

5'8 x 5'7 (1.73m x 1.70m)

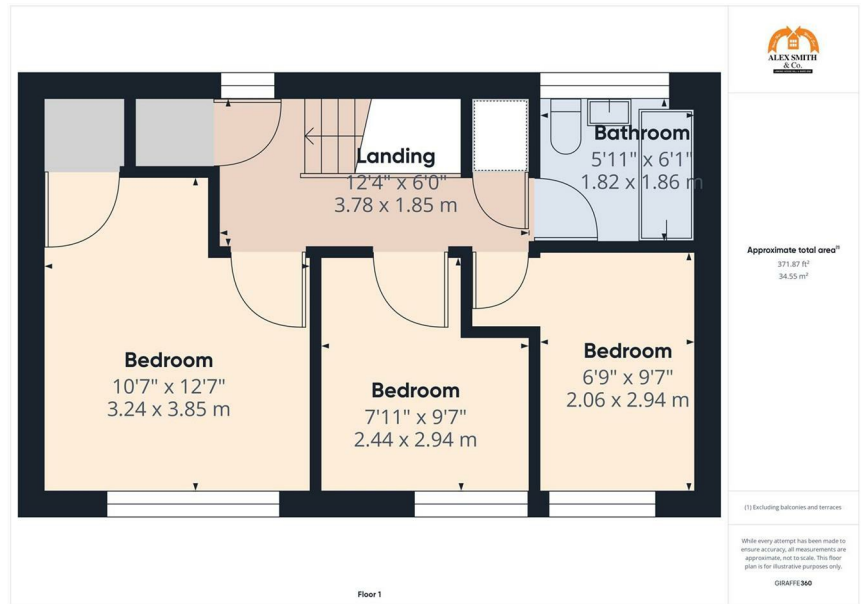
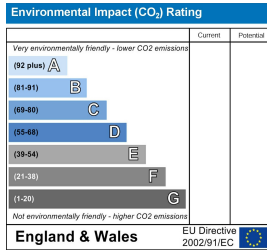
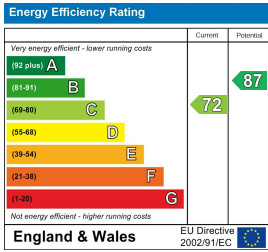
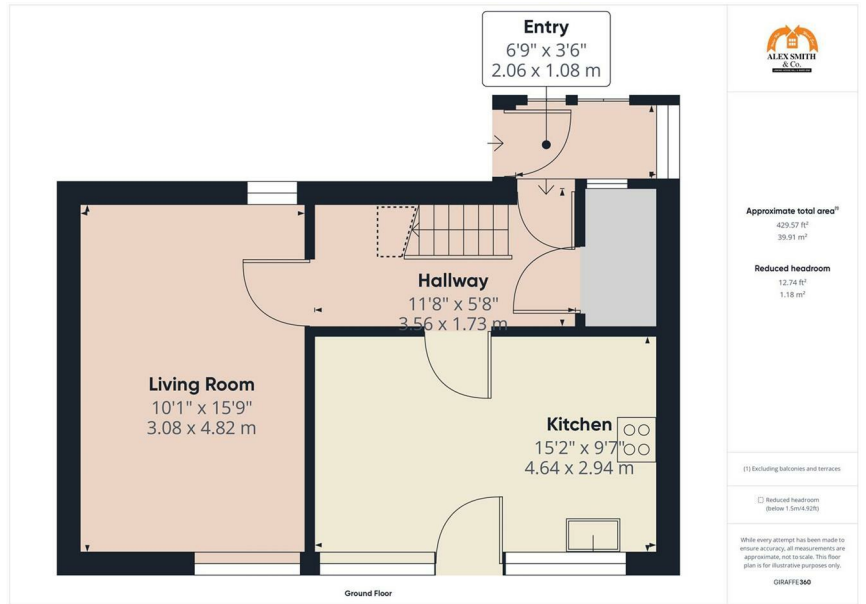
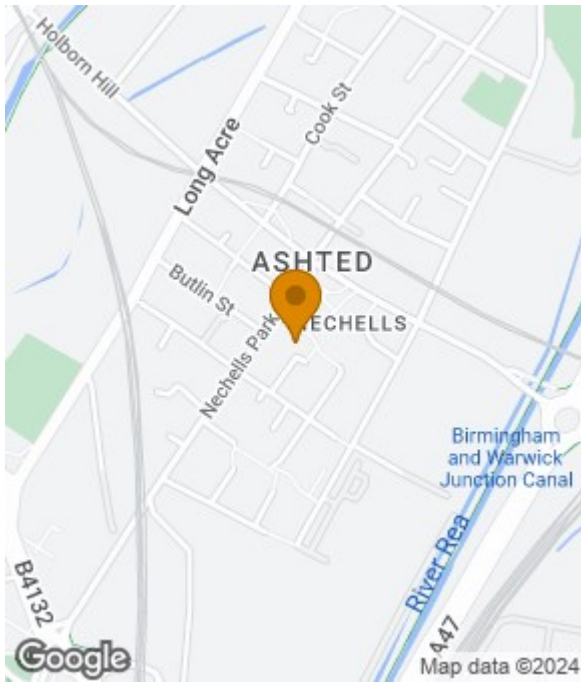
Panelled in bath with shower fitment over. Pedestal wash hand basin, low flush w.c. UPVC double glazed window, single panel central heating radiator.

OUTSIDE

Lawned rear garden with full length pathway and separate tradesman's rear entrance,

COUNCIL TAX BAND:

This Property falls into Council Tax Band A Council Tax Payable Per Annum £1,270.48 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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