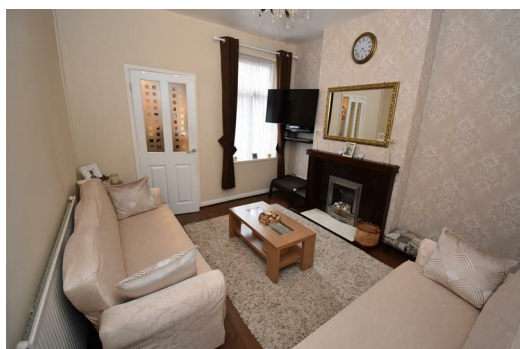
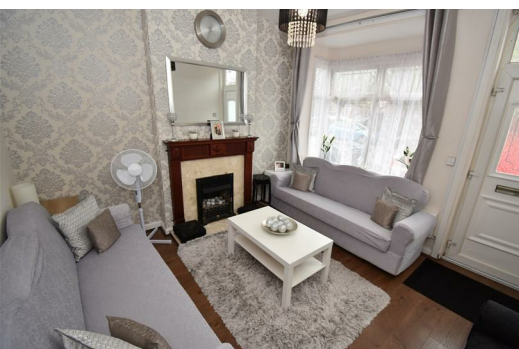




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

**HODGE HILL**  
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## 134 Wright Road, Saltley, Birmingham B8 1PE

### Price £185,000

A very well maintained and immaculate, freehold, 2 bedroom end terrace with 2 reception rooms, benefiting from gas fired central heating and UPVC double glazing.



Wright Road can be accessed from either Washwood Heath Road or Alum Rock Road.

The property is set back from the roadway behind a small foregarden approach.

In turn the property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof having single height bay to the front elevation.

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

UPVC front door.

#### LOUNGE (FRONT)

12'11 into bay x 10'6 (3.94m into bay x 3.20m)

UPVC double glazed bay window, single panel central heating radiator, laminated flooring. Polished fire surround with marble hearth and inset. Coal effect gas fire.

#### LOUNGE (REAR)

11'9 x 10'7 (3.58m x 3.23m)

Laminated flooring, single panel central heating radiator, UPVC double glazed window. Polished fire surround with tiled hearth. Understairs storage cupboard.

#### REFITTED KITCHEN (REAR)

8'4 x 5'2 (2.54m x 1.57m)

Single drainer stainless steel sink unit with mixer taps and single door base unit below. Further 2 single door base units, 2 double door and a single door wall unit, gas cooker point, plumbing for automatic washing machine, single panel central heating radiator, UPVC double glazed door and window. Single panel central heating radiator.

### ON THE FIRST FLOOR

#### LANDING

Pull down ladder to loft access for storage.

#### BEDROOM 1 (FRONT)

10'10 x 10'7 (3.30m x 3.23m)

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

#### BEDROOM 2 (REAR)

11'7 x 7'8 (3.53m x 2.34m)

UPVC double glazed window, single panel central heating radiator. Double door built in wardrobe.

#### TILED BATHROOM

8' x 5'3 (2.44m x 1.60m)

Ceramic tiled walls, panelled in bath with shower attachment, pedestal wash hand basin, low flush w.c. with double door wall unit, UPVC double glazed window, heated towel rail.

#### OUTSIDE

Rear garden.

#### 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>		
(69-80) <b>C</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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