



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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26 Moat House Road, Ward End, Birmingham B8 3NP

£219,950

A freehold 3 bedroom mid town house with extended kitchen, 2 ground floor reception rooms, gas central heating, UPVC double glazing and off road parking

Replacement roof in 2022.



Moat House Road is located in between the main Alum Rock Road and Brookhill Road.

The property is set back from the roadway behind a block paved foregarden/vehicular driveway providing off road parking space to the front.

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

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

RECEPTION HALL

Twin panel central heating radiator.

LOUNGE (FRONT)

15'10 x 10'10 (4.83m x 3.30m)

Laminated flooring, UPVC double glazed bay window. Marble Adams style fireplace with hearth and inset and fitted coal effect gas fire.

FULL WIDTH DINING ROOM (REAR)

14'10 x 9' (4.52m x 2.74m)

This room previously being the original kitchen and ground floor bathroom and is now one separate reception room.

Having single panel central heating radiator, UPVC double glazed window.

Off is an understairs storage cupboard. Spotlights.

EXTENDED KITCHEN (REAR)

10'5 x 8'10 (3.18m x 2.69m)

Ceramic tiled floor, single drainer stainless steel sink unit with mixer taps. Double door base unit below. Further 3 single door base units with rounded edge work surface over. 2 double door and a corner double door wall unit, gas cooker point, plumbing for automatic washing machine, UPVC double glazed door and window, Vaillant gas fired central heating boiler.

TILED GROUND FLOOR SHOWER ROOM

7'3 x 3'6 min (2.21m x 1.07m min)

Ceramic tiled floor, tiled shower cubicle with multi head shower fitment, pedestal wash hand basin, low flush w.c. UPVC double glazed window, heated towel rail.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 (REAR)

12'2 x 9' (3.71m x 2.74m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 2 (FRONT)

10'9 x 10'6 (3.28m x 3.20m)

UPVC double glazed window, twin panel central heating radiator. Double door and 2 single door storage cupboards.

BEDROOM 3 (REAR)

9'1 x 7'1 (2.77m x 2.16m)

UPVC double glazed window, twin panel central heating radiator.

BATHROOM

6'3 x 5'8 (1.91m x 1.73m)

Panelled in bath with Mira shower fitment over, vanity wash hand basin, double door unit below. Low flush w.c. double door wall unit, UPVC double glazed window, twin panel central heating radiator.

OUTSIDE

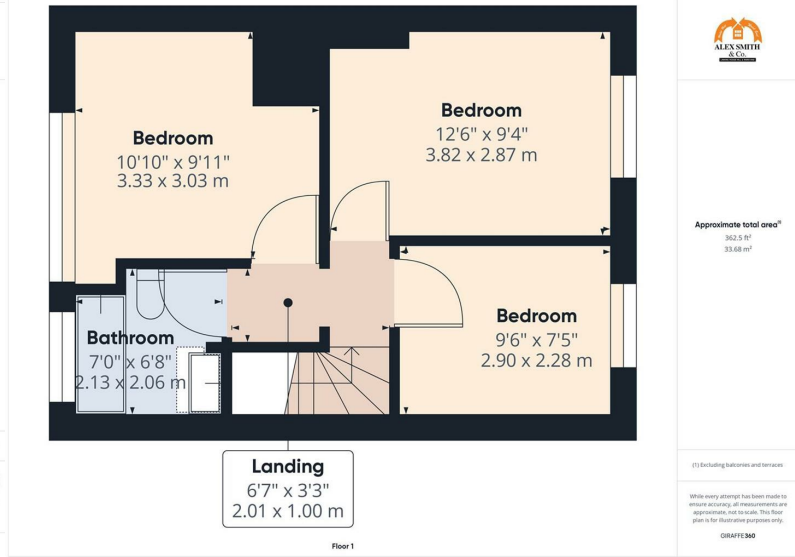
Paved side and rear terrace with cold water tap.

Lawned rear garden.

PLEASE NOTE that the Vendors have advised us that the property was re-roofed in 2022.

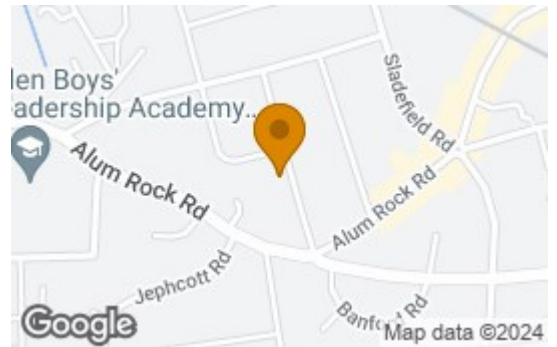
COUNCIL TAX BAND:

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	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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