



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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12 Mounts Way, Nechells, Birmingham B7 5RH

Price £259,950

A spacious and extended, freehold 4 bedroom end town house with extended conservatory, gas central heating, Upvc double glazing and very large paved front garden / driveway for multiple vehicles. Floor plans and virtual tour online.



Mounts Way is located off Mount Street which in turn leads off the main Aston Church Road.

The property stands back from the roadway behind a paved fore-garden / vehicular driveway which can easily accommodate multiple vehicles.

In turn, this extended property is built of traditional two storey construction and is surmounted by a pitched tiled roof.

The Accommodation Comprises

On The Ground Floor

Porch Entrance

Upvc entrance door with full height storage off.

Reception Hall

Upvc front door, laminated flooring, single panel central heating radiator.

Fitted Cloakroom

Low flush WC, wash hand basin, Upvc double glazed window.

Dining Kitchen (front)

14'1. x. 11'3 (4.29m. x. 3.43m)

Single drainer, single bowl sink unit with mixer taps. 4 Double door and 2 Single door base units, 2 Single door display units, 3 Single door wall units. Gas point for range. Plumbing for automatic washing machine. Single panel central heating radiator and Upvc double glazed window.

Lounge (rear)

14'4. x. 14'1 (4.37m. x. 4.29m)

Laminated flooring. Twin panel central heating radiator, Upvc double glazed sliding patio doors to;

Extended Conservatory

19'2. x. 11'2 (5.84m. x. 3.40m)

Ceramic tiled floor, upvc double glazed windows and double doors to outside.

Lobby / Rear Porch

7'3. x. 6'2 (2.21m. x. 1.88m)

Laminated flooring, Upvc double glazed door to outside.

On The First Floor

Landing

Airing Cupboard housing the wall mounted Ferroli gas fired central heating boiler.

Bedroom 1 (rear)

12'2. x. 10'9 (3.71m. x. 3.28m)

Laminated flooring, single panel central heating radiator, Upvc double glazed window. 3 Double door built in wardrobe with 2 additional drawers

Bedroom 2 (rear)

12'3. x. 9'3 (3.73m. x. 2.82m)

Laminated flooring, single panel central heating radiator, Upvc double glazed window. 3 Double door built in wardrobe with 2 additional drawers.

Bedroom 3 (front)

10'7. x. 7'4 (3.23m. x. 2.24m)

Laminated flooring, single panel central heating radiator.

Bedroom 4 (front)

10'4. x. 6'6 (3.15m. x. 1.98m)

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

Bathroom

6'3. x. 5'9 (1.91m. x. 1.75m)

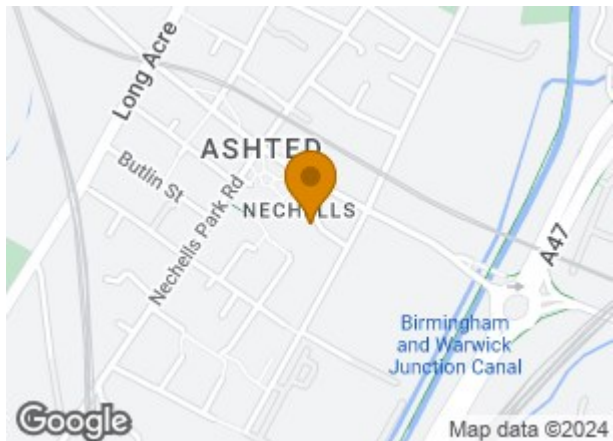
Panelled in bath with electric shower over, pedestal wash hand basin, low flush WC, single panel central heating radiator, Upvc double glazed window.

OUTSIDE

Paved Rear Garden with Timber Garden Store.

COUNCIL TAX BAND:

This Property falls into Council Tax Band A with Birmingham City Council Tax Payable Per Annum £1389.17 Year 2024/25.



Energy Efficiency Rating

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		

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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