



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
0121-784 6660
sales@alex-smith.co.uk
www.alex-smith.co.uk



87 Morris Road, Ward End, BIRMINGHAM B8 2EL **Offers in excess of £300,000**

A traditional, freehold, 3 bedroom semi with gas central heating, Upvc double glazing, 2 reception rooms and off road parking to the front.



Morris Road is located off the main Bromford Lane.

The property stands back from the roadway behind a full width, block paved fore-garden / driveway for multiple vehicles.

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

The accommodation comprises

On The Ground Floor

Upvc front door entrance leading to;

Reception Hall

Laminated flooring, single panel central heating radiator, Upvc double glazed window, under stairs storage cupboard, stair case off to the first floor.

Sitting Room (front)

14'7 into bay x 9'8 (4.45m into bay x 2.95m)

Laminated flooring, single panel central heating radiator, Upvc double glazed bay window

Lounge (rear)

13'1 x 9'10 (3.99m x 3.00m)

Laminated flooring, single panel central heating radiator, double glazed sliding patio doors.

Kitchen (rear)

8'8 x 6'1 (2.64m x 1.85m)

Single drainer stainless steel sink unit with mixer taps, 2 x double door and a single door base unit with rounded edge work surface over. Double door and 2 single door wall units. Gas cooker point.

Opening into

Extended Utilita Area

13'11 x 4'9 (4.24m x 1.45m)

Laminated flooring, Upvc double glazed window and Upvc doors front and rear. Off, full height enclosed storage area.

On The First Floor

Landing

Upvc double glazed window.

Bedroom 1 (front)

14'9 x 9'11 (4.50m x 3.02m)

Single panel central heating radiator, Upvc double glazed window

Bedroom 2 (rear)

12'8 x 9'10 (3.86m x 3.00m)

Single panel central heating radiator, Upvc double glazed window

Bedroom 3 (front)

8' x 5'11 (2.44m x 1.80m)

Single panel central heating radiator, Upvc double glazed window

Bathroom

8'8 x 5'11 (2.64m x 1.80m)

Panelled in bath with shower attachment, pedestal wash hand basin, low flush WC. Airing cupboard housing the BAXI gas fired central heating boiler.

OUTSIDE

Paved terrace

Rear Garden,

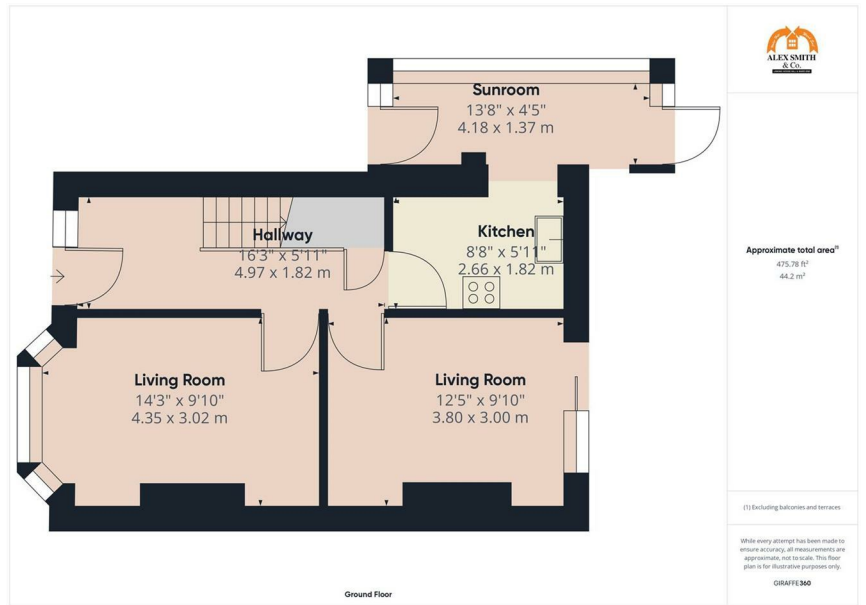
Water Supply

We are advised by our vendor clients that there isn't a water meter at this property and just seven trent charges apply.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,620.70 Year 2024/25.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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23 COLESHILL ROAD
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BIRMINGHAM B36 8DT
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