



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

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## **26 Cotterills Avenue, Ward End, Birmingham B8 3RU**

### **£175,000**

A freehold, 2 bedroom mid terraced family residence benefiting from gas fired central heating and UPVC double glazing.

Modernisation and redecoration required throughout. No upward chain.



Cotterills Avenue is located off Cotterills Lane Ward End.

The property sits back from the roadway behind a small foregarden approach and in turn is built of traditional two storey brick construction being surmounted by a pitched tiled roof.

### THE ACCOMMODATION BRIEFLY COMPRISES

#### ON THE GROUND FLOOR

##### UPVC FRONT DOOR LEADING TO

##### RECEPTION HALL

##### THROUGH LOUNGE

25'1 x 11'5 max (7.65m x 3.48m max)

2 twin panel central heating radiators, UPVC double glazed bay window, UPVC double glazed window at rear. Polished fire surround with marble hearth and inset, stone effect fitted gas fire.

##### LOBBY

With staircase to the first floor and understairs store.

##### KITCHEN (REAR)

12'4 x 6'5 (3.76m x 1.96m)

Single drainer twin bowl sink unit with mixer taps and double door base unit below. Further double door and single door base unit with rounded edge work surface over. Double door and single door wall unit, 4 ring gas hob with oven below, plumbing for automatic washing machine, 2 UPVC double glazed windows, UPVC door to outside.

#### ON THE FIRST FLOOR

##### LANDING

##### BEDROOM 1 (FRONT)

13'3 x 10'9 (4.04m x 3.28m)

UPVC double glazed window, single panel central heating radiator.

##### BEDROOM 2 (REAR)

11'6 x 10'3 (3.51m x 3.12m)

UPVC double glazed window, single panel central heating radiator.

##### BATHROOM

12'5 x 6'8 (3.78m x 2.03m)

Panelled in bath with shower over, pedestal wash hand basin, low flush w.c. single panel central heating radiator, UPVC double glazed window. Airing cupboard, gas fired central heating boiler.

##### OUTSIDE

Separate tradesman's side entrance.

Terrace. Lawned 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) 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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