



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

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## 22 Foley Road, Ward End, Birmingham B8 2JP

### Price £216,500

A freehold, 3 bedroom mid terraced family residence benefiting from gas fired central heating and UPVC double glazed windows. The property has 2 ground floor reception rooms



Foley Road is located off the main Washwood Heath Road Ward End, close to the Fo & Goose Shopping Centre.

The property is set well back from the roadway behind a small neat foregarden with full length pathway approach. In turn the property is built of traditional 2 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

#### PORCH ENTRANCE

With UPVC double glazed sliding patio doors.

#### RECEPTION HALL

Single panel central heating radiator, staircase off.

#### SITTING ROOM (FRONT)

13'8 x 11'4 (4.17m x 3.45m)

UPVC double glazed bay window, twin panel central heating radiator, tiled hearth and fireplace with fitted coal effect gas fire.

#### LOUNGE (REAR)

13'6 x 10'5 (4.11m x 3.18m)

Brickette feature fireplace with fitted gas fire, twin panel central heating radiator.

#### KITCHEN (REAR)

9'10 x 6'10 (3.00m x 2.08m)

Single drainer single bowl sink unit with hot and cold taps. 2 double door and a single door base unit, 2 double door wall units, electric cooker point, serving hatch.

### OFF IS A FULL WIDTH REAR VERANDA LEADING TO OUTSID

### ON THE FIRST FLOOR

#### LANDING

#### BEDROOM 1 (FRONT)

11'1 x 10'7 (3.38m x 3.23m)

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

#### BEDROOM 2 (REAR)

13'6 x 10'7 (4.11m x 3.23m)

UPVC double glazed window, single panel central heating radiator, 2 double door built in wardrobes.

#### BEDROOM 3 (FRONT)

7'10 x 6'9 (2.39m x 2.06m)

UPVC double glazed window, single panel central heating radiator.

#### SHOWER ROOM

6'9 x 6'3 (2.06m x 1.91m)

Shower cubicle with Triton fitted shower, pedestal wash hand basin, low flush w.c. UPVC double glazed window, single panel central heating radiator.

#### OUTSIDE

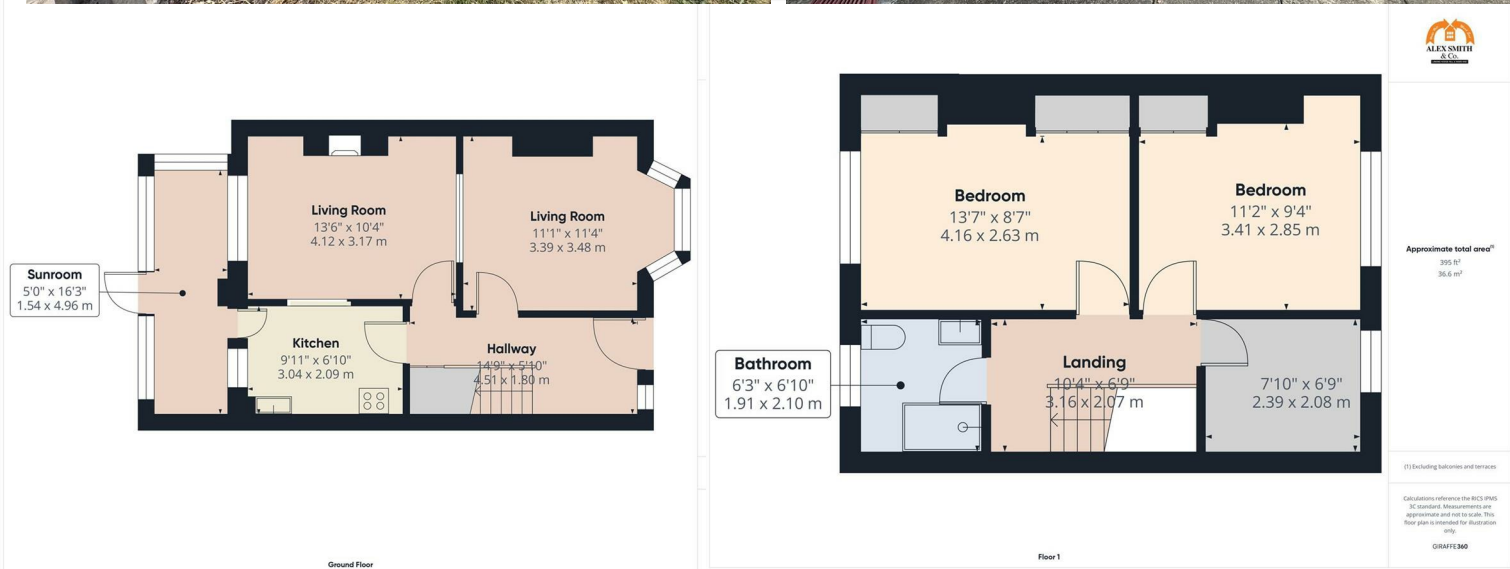
Paved terrace.

Timber garden store. Lawned rear garden.

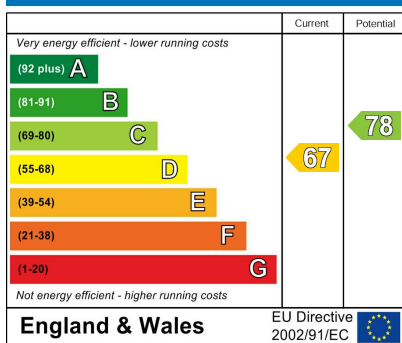
#### COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,491.33 Year 2025/26





#### Energy Efficiency Rating



**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.

