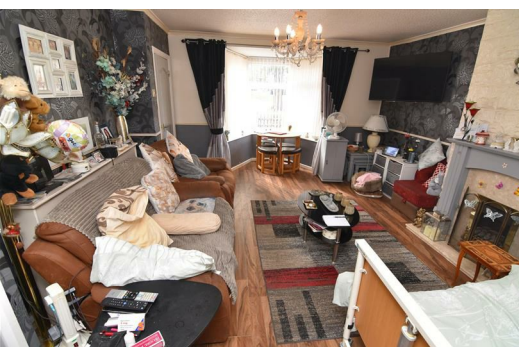




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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



42 Winnington Road, Ward End, Birmingham B8 2QH

Price £219,950

A freehold, 3 bedroom end terraced family residence benefiting from gas fired central heating and majority UPVC double glazed windows, off road parking to the front.



Winnington Road is located in between Drews Lane and Northleigh Road, which in turn is located off Wardend Road.

The property stands back from the roadway behind a walkway approach and a further block paved foregarden.

In turn the property is built of traditional two storey brick built 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

UPVC FRONT DOOR ENTRANCE

VESTIBULE ENTRANCE HALL

Single panel central heating radiator, staircase off,

LOUNGE (FRONT)

18'7 into bay x 13'11 (5.66m into bay x 4.24m)

Laminated flooring, UPVC double glazed bay window, single panel central heating radiator. Polished fire surround with coal effect gas fire, understairs storage cupboard.

KITCHEN (REAR)

11'9 x 9'3 (3.58m x 2.82m)

Single drainer stainless steel sink unit with mixer taps, corner double door and 3 single door base units, further 3 drawer base units, all with rounded edge work surface over. Double door and 4 single door wall units, additional single door wall unit, concealing the wall mounted gas fired central heating boiler. 4 ring electric hob with eye level oven, plumbing for automatic washing machine, single panel central heating radiator, UPVC double glazed window.

GROUND FLOOR SHOWER ROOM

9'2 x 4'9 (2.79m x 1.45m)

Ceramic tiled floor and walls. Modern shower fitting with full length shower screen. Vanity wash hand basin, low flush w.c. UPVC double glazed window, heated towel rail.

REAR VERANDA

16'3 x 7'1 (4.95m x 2.16m)

Door to rear garden.

ON THE FIRST FLOOR

LANDING

UPVC double glazed window.

BEDROOM 1 (FRONT)

17'4 (max) x 12'4 (5.28m (max) x 3.76m)

2 UPVC double glazed windows, twin panel central heating radiator, single door storage cupboard.

BEDROOM 2 (REAR)

12'9 x 9'6 (3.89m x 2.90m)

UPVC single glazed window, twin panel central heating radiator.

BEDROOM 3 (REAR)

9'6 x 7'7 (2.90m x 2.31m)

UPVC single glazed window, single panel central heating radiator.

OUTSIDE

Separate tradesman's side entrance.

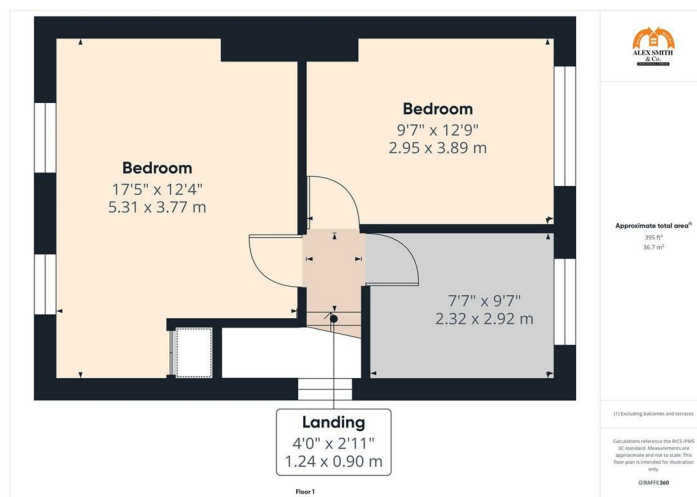
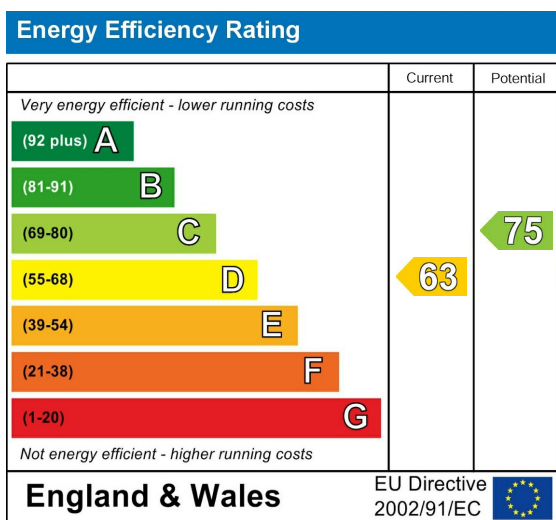
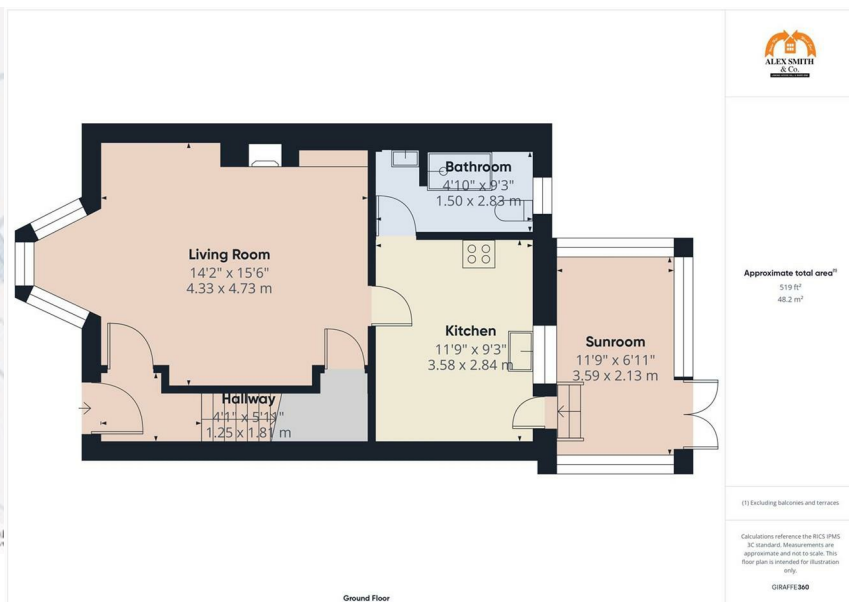
Covered side passageway.

Full width block paved patio. Lawned rear garden with mature borders

COUNCIL TAX BAND:

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





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.



ALEX SMITH & Co.
 CHARTERED SURVEYORS AND ESTATE AGENTS

**23 COLESHILL ROAD
 HODGE HILL
 BIRMINGHAM B36 8DT
 TEL: 0121-784 6660**