



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

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## **52 Mickleover Road, Ward End, Birmingham B8 2NE** **Price £315,000**

**MASSIVE REDUCTION, CORNER PROPERTY.** A traditional, freehold, 3 bedroom semi detached house on a very wide corner plot that allows for substantial extensions to the side. Whilst the internal condition of the property is dated the house does benefit from gas fired central heating and UPVC double glazing. Detached side garage. The property is vacant and has no upward chain.



Mickleover Road is located off the main Washwood Heath Road. Number 52 Mickleover Road is located on the corner of Mickleover Road and Morris Road.

The property stands back from the roadway behind a substantial wide lawned foregarden with full length pathway approach and separate vehicular access providing off road car parking space and access to the side garage.

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

## **THE DATED INTERNAL ACCOMMODATION BRIEFLY COMPRISES**

### **ON THE GROUND FLOOR**

#### **UPVC FRONT DOOR LEADING TO**

#### **RECEPTION HALL**

UPVC double glazed window, twin panel central heating radiator, understairs store.

#### **LOUNGE (FRONT)**

14'2 into bay x 9'10 (4.32m into bay x 3.00m)

UPVC double glazed bay window, twin panel central heating radiator.

#### **LOUNGE (REAR)**

11'6 x 10' (3.51m x 3.05m)

UPVC double glazed window, twin panel central heating radiator.

#### **KITCHEN (REAR)**

8'5 x 5'9 (2.57m x 1.75m)

Single drainer, single bowl stainless steel 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 wall unit, gas cooker point.

### **ON THE FIRST FLOOR**

#### **LANDING**

UPVC double glazed window, loft access.

#### **BEDROOM 1 (FRONT)**

14'8 into bay x 9'9 (4.47m into bay x 2.97m)

UPVC double glazed window, twin panel central heating radiator.

#### **BEDROOM 2 (REAR)**

12'4 x 9'11 (3.76m x 3.02m)

UPVC double glazed window, twin panel central heating radiator.

#### **BEDROOM 3 (FRONT)**

8'1 x 5'11 (2.46m x 1.80m)

UPVC double glazed window, single panel central heating radiator.

#### **BATHROOM**

8'6 x 5'10 (2.59m x 1.78m)

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

#### **SIDE UTILITY AREA**

17' x 6'5 (5.18m x 1.96m)

Plumbing for automatic washing machine, access front and rear.

#### **OFF IS A SEPARATE TOILET**

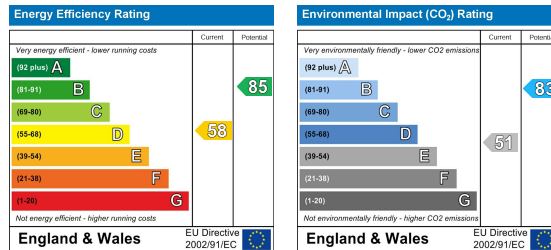
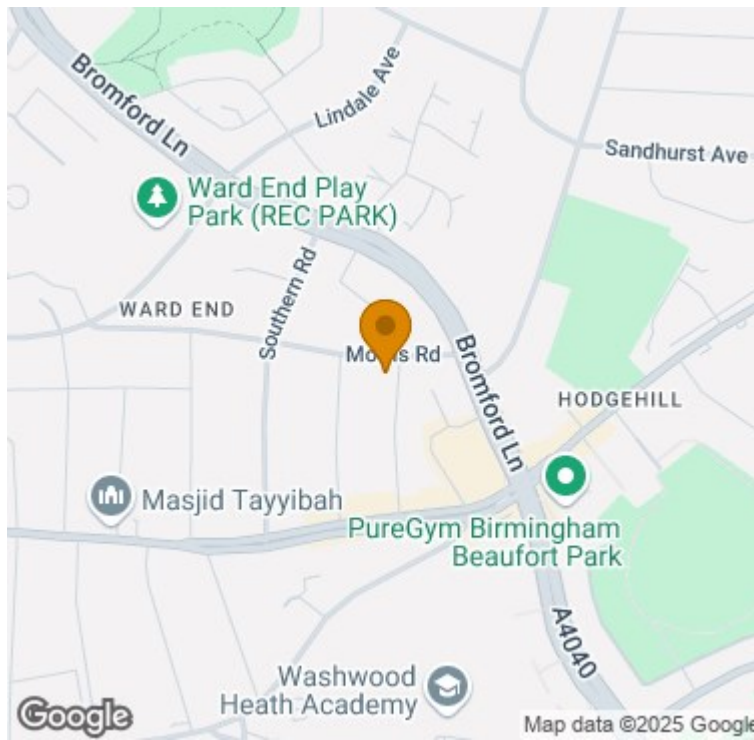
Low flush w.c.

#### **OUTSIDE**

Small rear garden.

#### **COUNCIL TAX BAND:**

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



**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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