



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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36 Doncaster Way, Bromford Bridge, Birmingham B36 8UD **Reduced to £185,000**

REDUCED BY £10,000A freehold 3 bedroom mid town house, located on a walkway approach and benefiting from gas central heating and UPVC double glazing.



Doncaster Way is located off Reynoldstown Road, which in turn leads off the main Bromford Drive Bromford Bridge.

The property is set back from the roadway behind a walled and paved foregarden approach.

In turn the property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

With UPVC double door entrance.

RECEPTION HALL

Twin panel central heating radiator.

LOUNGE (FRONT)

15' x 11'10 (4.57m x 3.61m)

UPVC double glazed bow window, single panel central heating radiator, brick built fireplace with slate hearth.

FULL WIDTH DINING KITCHEN

15'1 x 10'6 (4.60m x 3.20m)

Ceramic tiled floor, single drainer stainless steel sink unit with mixer taps. Double door and a 4 drawer base unit, double door display unit, 4 ring gas hob with concealed extractor fan over and oven below.

Plumbing for automatic washing machine, UPVC double glazed windows and sliding patio doors.

Single panel central heating radiator, full height pantry.

ON THE FIRST FLOOR

LANDING

With linen and storage cupboard.

BEDROOM 1 (FRONT)

14'9 x 8'6 (4.50m x 2.59m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 2 (REAR)

11'1 x 6'2 (3.38m x 1.88m)

Laminated flooring, twin panel central heating radiator, UPVC double glazed window.

BEDROOM 3 (FRONT)

6'11 x 6'3 (2.11m x 1.91m)

UPVC double glazed window, single panel central heating radiator.

TILED BATHROOM

9' x 5'6 (2.74m x 1.68m)

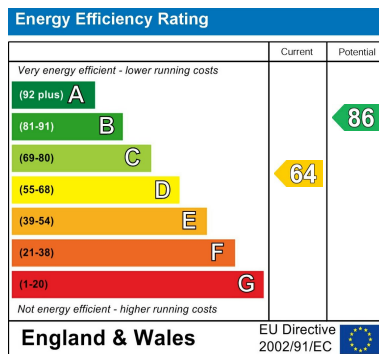
Panelled in bath, separate shower cubicle, vanity wash hand basin, low flush w.c. twin panel central heating radiator, 2 UPVC double glazed windows.

OUTSIDE

Paved patio with fenced borders.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,389.17 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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