



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

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## 8 Shaw Hill Road, Ward End, Birmingham B8 3LN £199,950

A well maintained, freehold, 3 bedroom end terrace with slightly larger accommodation.

The property benefits from the installation of gas fired central heating and UPVC double glazing.



Shaw Hill Road is located off Sladefield Road, which in turn runs between Alum Rock Road and the main Washwood Heath Road Ward End.

The property stands back from the roadway behind a neat foregarden with full length pathway approach. In turn the property is built of traditional two storey brick constructions and is surmounted by a pitched tiled roof.

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### RECEPTION HALL

With hardwood flooring.

#### LOUNGE (FRONT)

16'3 x 13'9 (4.95m x 4.19m)

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

#### LOBBY

With ceramic tiled floor and access to the gas fired central heating boiler.

#### KITCHEN (REAR)

10'3 x 9' 7 (3.12m x 2.74m 2.13m)

Ceramic tiled floor, single drainer stainless steel sink unit with mixer taps and double door base unit below. Further corner double door, single door and a 3 drawer base unit with work surface over.

Integrated and concealed fridge and freezer, four ring gas hob with oven below and stainless steel chimney over. Plumbing for automatic washing machine, UPVC double glazed door and windows, single panel central heating radiator.

#### TILED WETROOM

6'4 x 6'2 (1.93m x 1.88m)

Ceramic tiles to the floor and walls. Modern fitted shower unit, pedestal wash hand basin, low flush w.c. single panel central heating radiator, UPVC double glazed window.

### ON THE FIRST FLOOR

#### LANDING

#### BEDROOM 1 (FRONT)

13'11 x 10'10 (4.24m x 3.30m)

UPVC double glazed window, single panel central heating radiator.

#### OFF IS A SEPARATE TOILET

Low flush w.c. pedestal wash hand basin and UPVC double glazed window.

#### BEDROOM 2 (REAR)

12'5 x 9'5 (3.78m x 2.87m)

UPVC double glazed window, single panel central heating radiator.

#### BEDROOM 3 (REAR)

9'4 x 7'6 (2.84m x 2.29m)

UPVC double glazed window, single panel central heating radiator.

#### OUTSIDE

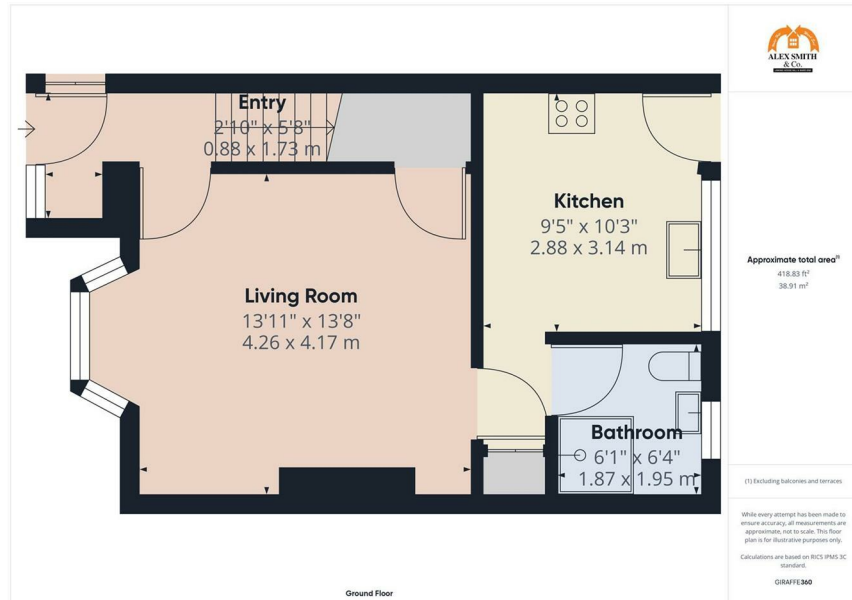
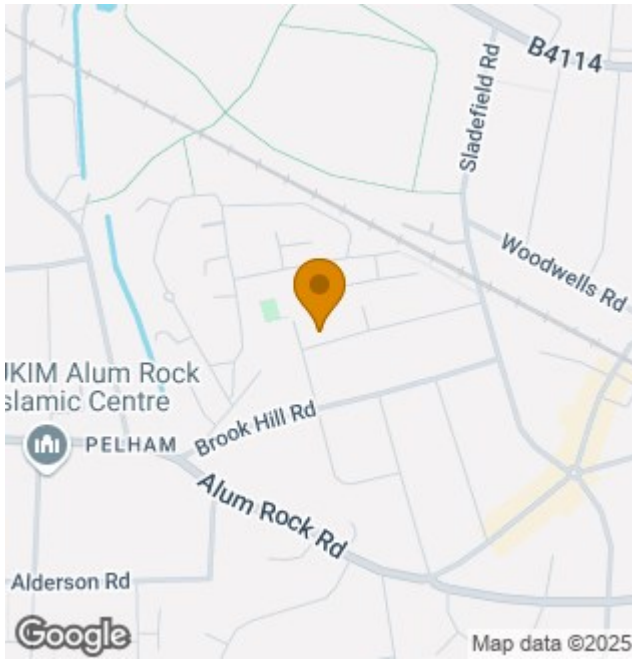
Separate tradesman's side entrance.

Paved patio, lawned rear garden with timber garden store.

#### COUNCIL TAX BAND:

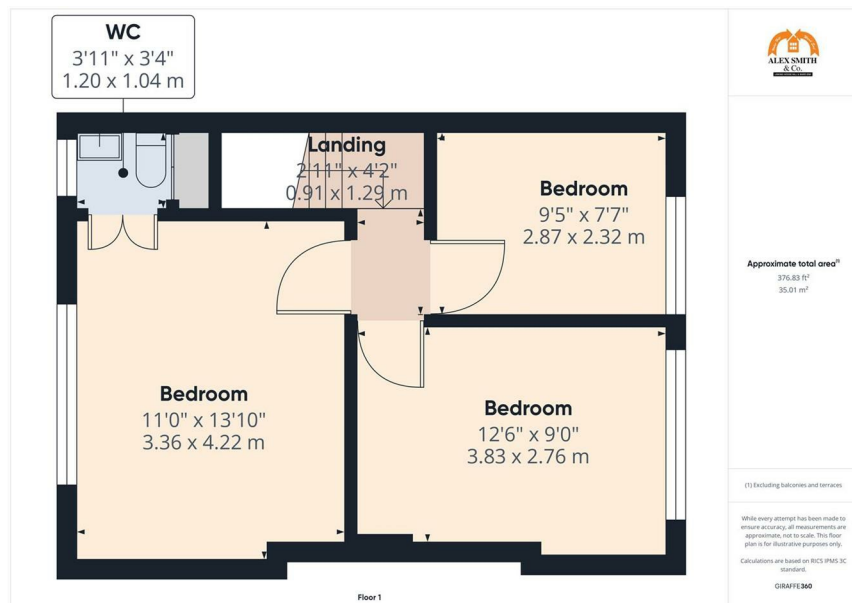
This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,389.17 Year 2024/25.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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