



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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114 Cotterills Lane, Ward End, Birmingham B8 3RH

£229,950

REDUCED FOR QUICK SALE...

A freehold, 3 bedroom end townhouse benefiting gas fired central heating, UPVC double glazed windows and off road parking space to the front. NO UPWARD CHAIN. Please note the owner did have planning permission for a two storey side and single storey front extension but unfortunately, this has expired. Copy available for inspection at Alex Smith & Co.



Cotterills Lane is located off the main Alum Rock Road and joining the 'Fairground Island' that links with Burney Lane and Stechford Lane.

The property stands back from the roadway behind a lawned foregarden with full length vehicular driveway approach that provides off road parking space to the front.

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

FRONT DOOR LEADING TO HALLWAY

Single panel central heating radiator.

RECEPTION ROOM (FRONT)

17'8 x 13'10 (5.38m x 4.22m)

Single panel central heating radiator, UPVC double glazed window, fitted gas fire, storage cupboard.

KITCHEN (REAR)

10'10 x 9'4 (3.30m x 2.84m)

UPVC double glazed windows to side and rear, 5 wall cupboards, 4 base units and 1 corner base unit all with work surface over, single drainer stainless steel sink unit, gas cooker point, plumbing for washing machine,

WET ROOM

9'3 x 5'9 (2.82m x 1.75m)

Single panel central heating radiator, low flush w.c. electric shower, wash hand basin.

ON THE FIRST FLOOR

LANDING

UPVC double glazed window.

BEDROOM 1 (FRONT)

17'4 x 11'2 (5.28m x 3.40m)

Single panel central heating radiator, UPVC double glazed window, 2 storage cupboards.

BEDROOM 2 (REAR)

12'10 x 9'7 (3.91m x 2.92m)

Single panel central heating radiator, UPVC double glazed window.

BEDROOM 3 (REAR)

7'5 x 9'6 (2.26m x 2.90m)

Single panel central heating radiator, UPVC double glazed window.

OUTSIDE

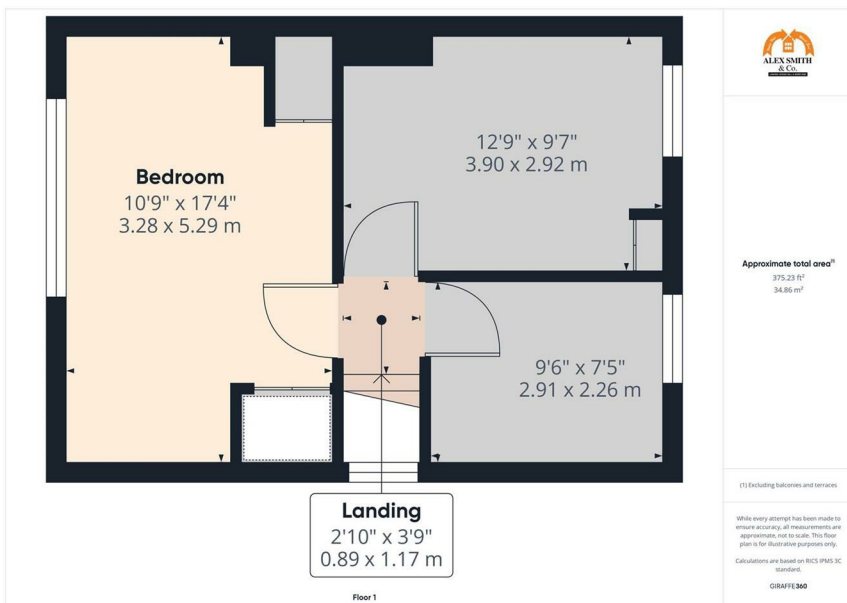
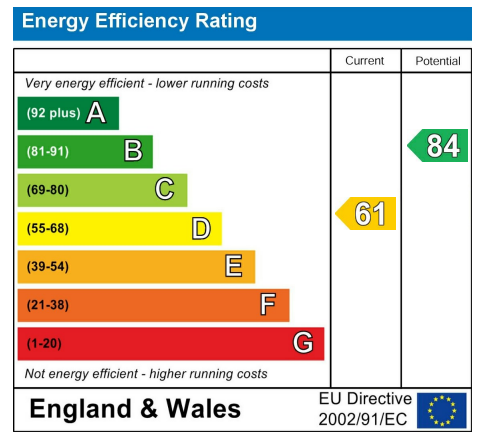
Garden at rear.

Substantial lane to the side of the property with the possibility to extend.

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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