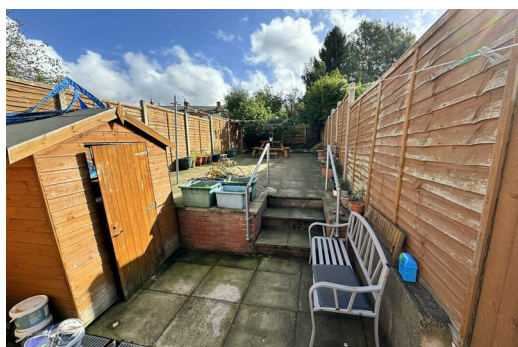




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
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203 Washwood Heath Road, Washwood Heath, Birmingham B8 1RN

Price £209,950

REDUCED BY £10,000

A substantial, freehold 3 bedroom mid terrace with two reception rooms benefiting from majority gas fired central heating and Upvc double glazing.



Washwood Heath Road runs from the Fox and Goos shopping centre to Saltley Gate

The property stands well back from the road way behind a small fore-garden approach.

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

The accommodation comprises

On The Ground Floor

Upvc Front Door to;

Inner Porch

Laminated flooring

Reception Hall

Single panel central heating radiator, laminated flooring.

Dining Room (front)

13'9 into bay x 12'5 (4.19m into bay x 3.78m)

Laminated flooring, Upvc double glazed bay window, tiled hearth and fire place with fitted gas fire.

Lounge (rear)

12'5 x 12'1 (3.78m x 3.68m)

Laminated flooring, coal effect gas fire, twin panel central heating radiator, Upvc double glazed window, under stairs store.

Kitchen (rear)

13'1 x 8' (3.99m x 2.44m)

Laminated flooring. Single drainer stainless steel sink unit with mixer taps, further double door and 2 single door base units with work surface over. Full height double door larder unit, gas cooker point, plumbing for automatic washing machine, Ideal wall mounted gas fired central heating boiler. Upvc double glazed window.

Lobby

Linen and airing cupboard, Upvc door to outside and access to;

Tiled Ground Floor Bathroom

12'1 x 8' (3.68m x 2.44m)

Panelled-in bath, vanity wash hand basin with double door unit below, low flush WC, heated towel rail, Upvc double glazed window.

On The First Floor

Landing

Bedroom 1 (front)

16' x 12'1 (4.88m x 3.68m)

Upvc double glazed window, twin panel central heating radiator.

Bedroom 2 (rear)

12'1 x 9'5 (3.68m x 2.87m)

Upvc double glazed window

Bedroom 3

12'1 x 8' (3.68m x 2.44m)

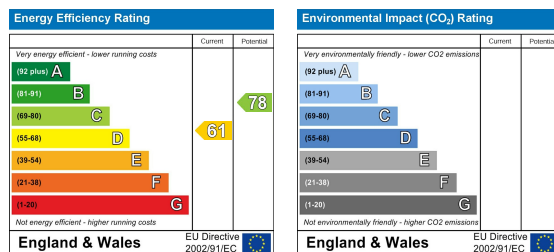
Single panel central heating radiator, Upvc double glazed window

OUTSIDE

Side and Rear Terrace leading to Paved Rear Garden with Timber Garden Store.

COUNCIL TAX BAND:

This Property falls into Council Tax Band A with Brimignahm, Council Tax Payable Per Annum £1389.17 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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