



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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61 Asquith Road, Ward End, Birmingham B8 2HP
£249,950

REDUCED BY £10,000. Corner plot. No Chain/Vacant Possession.

This freehold, 2 bedroom detached bungalow benefits from electric heating, UPVC double glazing and detached side garage with off road parking space to the front and side.



Please note that this property does not benefit from a gas supply though gas is available to Asquith Road.

Asquith Road is located off the main Washwood Heath Road.

Number 61 Asquith Road is situated on the corner of Asquith Road and Morley Road Ward End.

The bungalow is situated well back from the roadway behind a walled and gated foregarden with neat lawns, attractive borders, a separate vehicular driveway leading to a detached side garage and separate pathway approach to the side.

The bungalow is built of traditional single storey brick construction and is surmounted by a pitched tiled roof with bay to the front elevation.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

With composite front door, UPVC double glazed windows, laminated flooring.

UPVC front door leading to

RECEPTION HALL

Laminated flooring.

LOUNGE (FRONT)

13'5 x 11'9 (4.09m x 3.58m)

UPVC double glazed bay window, polished fire surround with electric fire, electric radiator, coved cornice to ceiling.

LOBBY/HALLWAY

Hardwood flooring. Providing access to all other rooms. UPVC door providing access to rear veranda.

KITCHEN (SIDE)

13'2 x 9'6 (4.01m x 2.90m)

Matching hardwood flooring, single drainer twin bowl sink unit with mixer taps and double door base unit below. Further corner double door base unit and 3 single door base units with drawers and work surface above. Double door and 3 single door wall units. INDESIT 4 ring electric hob with double oven below.

Plumbing for automatic washing machine, electric radiator, UPVC double glazed sliding bay window with further UPVC bay window.

BEDROOM 1 (SIDE)

13'7 x 10'5 (4.14m x 3.18m)

Electric radiator, 2 UPVC double glazed windows.

BEDROOM 2 (SIDE)

10' x 8' (3.05m x 2.44m)

2 double door built in wardrobes, UPVC double glazed window, electric radiator.

SPACIOUS SHOWER ROOM

11'6 x 6'1 (3.51m x 1.85m)

Matching hardwood floor, substantial shower cubicle with Triton shower fitment over. Pedestal wash hand basin, low flush w.c. Electric radiator, 2 UPVC double glazed windows, full height double door airing cupboard housing the lagged hot copper cylinder water tank.

UPVC DOOR OFF THE HALLWAY LEADING TO

FULL WIDTH UTILITY/SUN LOUNGE

21'4 x 4'9 (6.50m x 1.45m)

Brick built base with UPVC double glazed windows, electric heater, UPVC doors to outside from either side.

OUTSIDE

SEPARATE TRADESMANS SIDE ENTRANCE

Crazy paved side patio with large timber garden store.

DETACHED SIDE GARAGE

15' x 7'8 (4.57m x 2.34m)

VERY WELL MAINTAINED REAR GARDEN

Small neat and attractive.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,852.23 Year 2024/25





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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, electricity and water are connected together with electric 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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