



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

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## 36 Old Moat Way, Ward End, Birmingham B8 2DL

**£230,000**

A very well maintained, freehold 3 (good sized) bedroom with gas central heating, Upvc double glazing and off road parking to the front for multiple vehicles.

Property is 916.54 sq feet





Old Moat Way is located off St Margarets Road, which in turn can be accessed off Bromford Lane, Morris Road or the main Washwood Heath Road.

The property stands back from the roadway behind a full width, block paved fore-garden approach / vehicular drive for off road parking.

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

The accommodation comprises

### On The Ground Floor

#### Porch Entrance

Composite Front Door, Upvc double glazed window, Upvc door leading to

#### Reception Hall

Single panel central heating radiator.

Located off;

#### Tiled Ground Floor Cloakroom

Low flush WC, wash hand basin.

#### Lounge (front)

14'6 x 11'6 (4.42m x 3.51m)

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

#### Full Width Dining Kitchen

17'9 x 8'9 (5.41m x 2.67m)

Laminated flooring, modern range of re-fitted kitchen units comprising, single drainer, single bowl sink unit with mixer taps and double door base unit below. Further, 3 single door and a 3 drawer base unit with rounded edge work surface over. 2 Double door wall units. Gas point for range. Plumbing for automatic washing machine, wall mounted gas fired central heating boiler, Upvc double glazed window.

Opening into Dining Area, Twin panel central heating radiator, full height single door storage, Upvc double glazed patio doors.

### On The First Floor

#### Landing

Full height linen and storage cupboard, single door storage cupboard, single panel central heating radiator, large loft access.

#### Bedroom 1 (front)

13'1 x 11'9 (3.99m x 3.58m)

Single panel central heating radiator, Upvc double glazed window.

#### Bedroom 2 (rear)

13'1 x 12'5 (3.99m x 3.78m)

Twin panel central heating radiator, Upvc double glazed window.

#### Bedroom 3 (front)

8'6 x 8'6 (2.59m x 2.59m)

Twin panel central heating radiator, Upvc double glazed window.

#### Bathroom

6'6 x 6'5 (1.98m x 1.96m)

Panelled in bath, pedestal wash hand basin, low flush WC, Upvc double glazed window, heated towel rail.

#### Outside

Rear Garden with artificial grass and fenced borders.

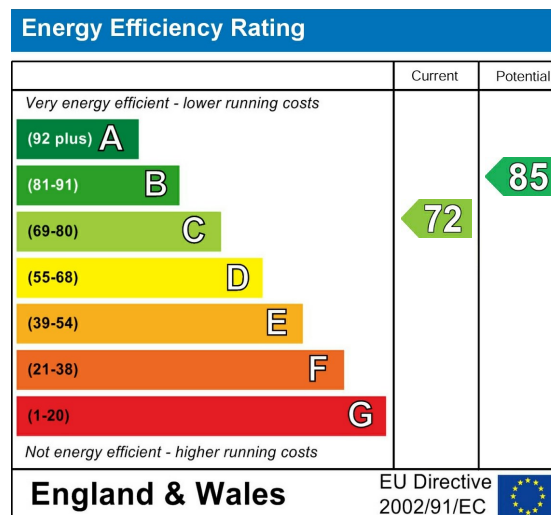
#### COUNCIL TAX BAND:

This Property falls into Council Tax Band A with Birmingham 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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