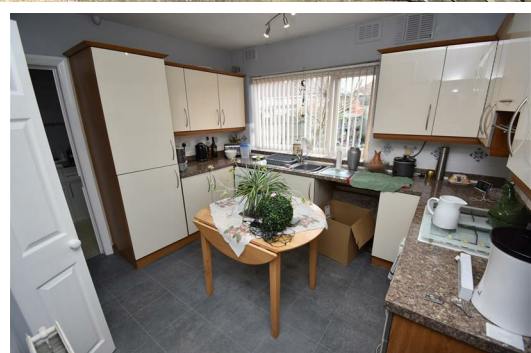




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
0121-784 6660
sales@alex-smith.co.uk
www.alex-smith.co.uk



60 Wardend Road, Ward End, Birmingham B8 2QT

£229,950

REDUCED BY £10,000 ... A freehold three bedroom end townhouse benefiting from gas fired central heating, UPVC double glazing and off road parking to the front. MOVE STRAIGHT IN, NO CHAIN!

Total Square Footage : 792.44ft. 73.62m



Wardend Road is located off Drews Lane, which can be accessed from either Bromford Lane or Washwood Heath Road.

The property stands well back from the roadway behind a full width block paved foregarden/vehicular gated driveway and provides off road parking to the front.

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

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

EXTENDED PORCH ENTRANCE

With UPVC front door and window.

OPENING INTO HALLWAY

With single panel central heating radiator and staircase off.

LOUNGE (FRONT)

13'11 x 14 (4.24m x 4.27m)

UPVC bow window. Stone feature fireplace with fitted coal effect gas fire, twin panel central heating radiator.

KITCHEN (REAR)

9'6 x 11 (2.90m x 3.35m)

Single drainer stainless steel sink unit with mixer taps, double door, corner double door, single door and 3 drawer base unit all with work surface over. Double door, corner double door and 4 single door wall units. 4 ring gas hob with oven below, plumbing for automatic washing machine, twin panel central heating radiator, UPVC double glazed window. Wall mounted Worcester gas fired central heating boiler, understairs storage cupboard, UPVC door to the side providing access to outside.

MODERN FULLY FITTED GROUND FLOOR BATHROOM

9'3 x 5'6 (2.82m x 1.68m)

Fully tiled with built in vanity wash hand basin having fitted units to side and below. Low flush w.c. and double shower cubicle. UPVC double glazed window.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 (FRONT)

10'9 x 14 (3.28m x 4.27m)

UPVC double glazed window, twin panel central heating radiator, single door storage cupboard.

BEDROOM 2 (REAR)

12'10 x 9'6 (3.91m x 2.90m)

UPVC double glazed window, twin panel central heating radiator.

BEDROOM 3 (REAR)

9'6 x 7'6 (2.90m x 2.29m)

UPVC double glazed window, twin panel central heating radiator.

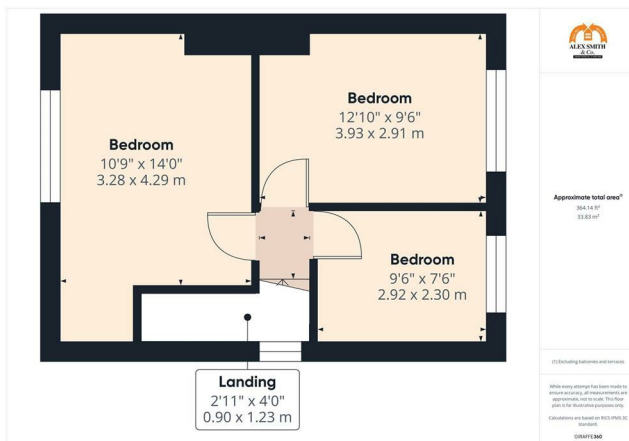
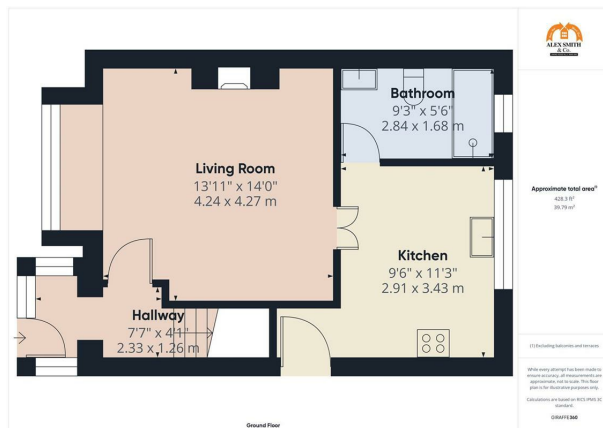
OUTSIDE

SEPARATE TRADESMAN'S SIDE ENTRANCE

Block paved patio area, garden store, artificial grass, lawned rear garden. Fenced borders.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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, 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.



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

**23 COLESHILL ROAD
HODGE HILL
BIRMINGHAM B36 8DT
TEL: 0121-784 6660**