



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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42 Inglefield Road, Stechford, Birmingham B33 8DE

Price £250,000

An extended, freehold, 3 bedroom semi with kitchen extension, ground floor wet room, gas fired central heating and Upvc double glazing. Excellent sized rear garden. No Chain. Approximate total area of the property is 975 ft sq or 90.5 m sq.



Inglefield Road is located in between Manor Road and Lea Hall Road.

The house is set back from the roadway behind a neat paved fore-garden with pathway (and ramped access) approach.

The property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof with full height bay to the front elevation.

The house has been adapted for disabled access with both steps and a wheelchair accessible ramp to both the front and rear. A modern re-fitted wet room is located downstairs (in place of the former kitchen) and there is a chair lift to the first floor.

The accommodation comprises

On The Ground Floor

Porch Entrance

Upvc double glazed windows and double door entrance

Reception Hall

Laminated flooring. Twin panel central heating radiator, under stairs store, staircase off with chair lift.

Lounge (front)

12'4 x 10'9 (3.76m x 3.28m)

Attractive fire surround with built in double door storage cupboard, Upvc double glazed bay window, single panel central heating radiator, centre and a single wall light point.

Ground Floor Wet Room

9'8 x 6'3 (2.95m x 1.91m)

The former kitchen area is now converted into this modern partial tiled wet room with modern shower fitting, wash hand basin, low flush WC. 2 x Upvc double glazed windows, heated towel rail and an airing cupboard housing the Worcester gas fired central heating boiler.

Sitting Room (rear)

13'6 x 12'1 (4.11m x 3.68m)

Tiled hearth and fire place, single panel central heating radiator, opening into

Extended Kitchen (rear)

9'7 x 5'7 (2.92m x 1.70m)

Single drainer, stainless steel sink unit with mixer taps. 2 Single door and a 3 drawer base unit with rounded edge work surface over. Double door wall unit, 4 Ring gas hob with oven below and stainless steel chimney over. Plumbing for automatic washing machine. Upvc double glazed window and door (to outside)

On The First Floor

Landing

Loft access off

Bedroom 1 (front)

16'2 x 10'5 (4.93m x 3.18m)

Upvc double glazed bay window. Single panel central heating radiator.

Bedroom 2 (rear)

12'1 x 8'6 (3.68m x 2.59m)

Upvc double glazed window, twin panel central heating radiator.

Bedroom 3 (front)

10'4 max x 8'4 max (3.15m max x 2.54m max)

Upvc double glazed window, gas fired central heating radiator, full height store.

Shower Room (rear)

6'6 x 5'3 (1.98m x 1.60m)

Walk in shower cubicle with BRISTAN shower unit, vanity wash hand basin, heated towel rail, Upvc double glazed window.

Separate Toilet

Low flush WC, single panel central heating radiator, Upvc double glazed window.

OUTSIDE

Separate tradesmen side entrance

Paved Patio (accessible by steps or ramp) to large lawned rear garden with fenced borders.

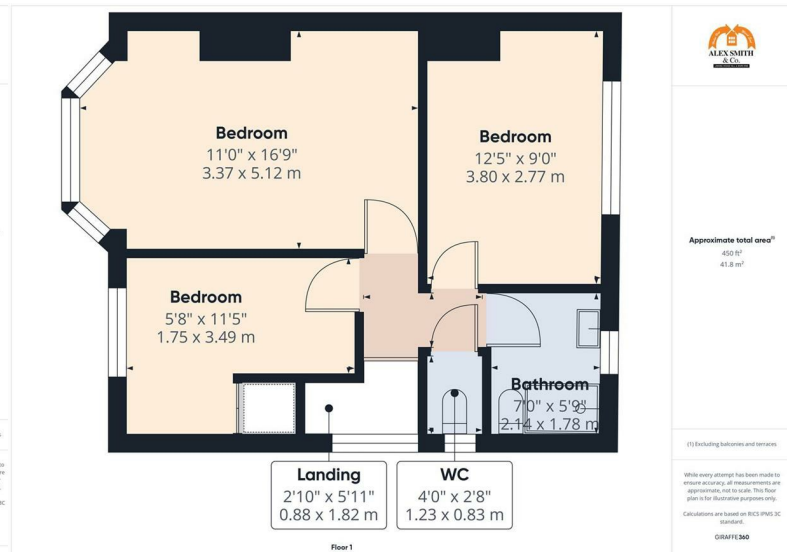
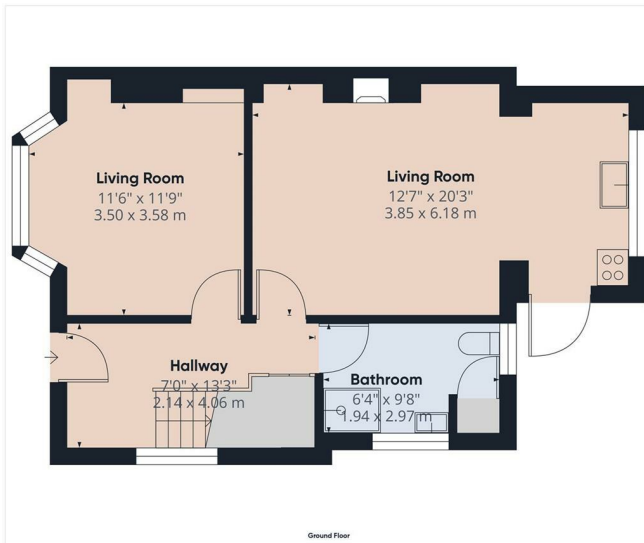
COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,739.89 Year 2025/26.





| 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.



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