



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

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## 28 Stechford Lane, Ward End, Birmingham B8 2AN

**Price £279,950**

A traditional, freehold 3 bedroom semi with 2 ground floor reception rooms, gas fired central heating and Upvc double glazing.

Off road parking space to the front and garage at rear.



Stechford Lane is located at the Fox and Goose shopping centre at the cross road with Bromford Lane, Washwood Heath Road and Coleshill Road.

The property is set back from the roadway behind a lawned fore-garden and enlarged paved vehicular driveway that provides off road parking space to the front. A garage is located at the rear of the house. In turn 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 accommodation comprises

#### On The Ground Floor

##### Porch Entrance

##### Reception Hall

Staircase off.

##### Sitting Room (front)

14'1" x 11'5" (4.3 x 3.5)

Upvc double-glazed bay window. Ornate Adam Style feature fireplace with fitted coal effect gas fire, single panel central heating radiator, centre and two double wall light points.

##### Lounge (rear)

12'9" x 11'7" (3.90 x 3.55)

Coal effect gas fire with fire surround and hearth, twin panel central heating radiator, Upvc double glazed windows and double doors to outside.

##### Kitchen (rear)

10'1" x 9'1" (3.08 x 2.78)

Single drainer, twin bowl sink unit with mixer taps. Double door, 2 single door and a 5 drawer base unit all with rounded edge work surface over. Double door and a single door wall unit. Gas point, twin panel central heating radiator.

Off is a Pantry with plumbing for automatic washing machine and a wall mounted gas fired central heating boiler.

#### On The First Floor

##### Landing

Single panel central heating radiator, Upvc double glazed window.

##### Bedroom No 1 (front)

13'7" x 11'6" (4.16 x 3.53)

Mirror fronted double door wardrobe, Upvc double glazed bay window, twin panel central heating radiator.

##### Bedroom No.2 (rear)

10'1" x 10'1" (3.09 x 3.08)

Single panel central heating radiator, double glazed window. Mirror fronted 3 door wardrobe.

##### Bedroom No.3 (rear)

7'1" x 6'1" (2.18 x 1.86)

Mirror fronted double door wardrobe, single panel central heating radiator, double glazed window.

##### Bathroom

10'7" x 4'9" (3.25 x 1.45)

Corner bath with shower over, vanity wash hand basin, low flush WC, single panel central heating radiator, two UPVC double glazed windows.

##### Outside

Separate tradesmen side entrance, paved patio, lawned rear garden

##### Garage at Rear

##### COUNCIL TAX BAND:

This Property falls into Council Tax Band C with Birmingham Council. Tax Payable Per Annum £1852.23 Year 2024/25





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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