



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

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



## 16 Sandown Road, Bromford Bridge, Birmingham B36 8QL

### £165,000

A freehold, 3 bedroom end townhouse benefiting from UPVC double glazed windows (to the front) and a refitted kitchen. The property does have central heating which is heated by a coal fire and back boiler, There is also an immersion heater override.

The property is in need of modernisation and redecoration. The property is built of Wimpey No Fines construction and is mortgageable with most High Street lenders. No upward chain.



Sandown Road is located off the main Bromford Drive which in turn leads off Bromford Road Hodge Hill.

The property stands back from the roadway behind a neat lawned foregarden with full length pathway approach.

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### PORCH ENTRANCE

With sliding porch door. Ceramic tiled floor and meter cupboard.

#### THROUGH LOUNGE

19'1 x 10'2 (5.82m x 3.10m)

Laminated flooring, UPVC double glazed window to the front. Twin panel central heating radiator. Fire surround with coal fire and back boiler which heats all radiators and the water.

#### THROUGH DINING KITCHEN

19'1 x 8'11 (5.82m x 2.72m)

Single drainer stainless steel sink unit with mixer taps and double door base unit below. Further double door and 2 single door wall base units, 2 double door and a single door wall unit, 5 ring gas hob with extractor fan over, eye level double oven, plumbing for automatic washing machine, single panel central heating radiator, UPVC double glazed window to the front.

### ON THE FIRST FLOOR

#### LANDING

Airing cupboard housing the hot copper cylinder water tank. Single panel central heating radiator.

#### BEDROOM 1 (FRONT)

12'11 x 9'1 (3.94m x 2.77m)

UPVC double glazed window, full height storage cupboard.

#### BEDROOM 2 (FRONT)

10'2 x 9'5 (3.10m x 2.87m)

UPVC double glazed window, storage cupboard.

#### BEDROOM 3 (REAR)

9' x 8'2 (2.74m x 2.49m)

#### BATHROOM

6' x 5'5 (1.83m x 1.65m)

Avocado green suite comprising panelled in bath with electric shower over, pedestal wash hand basin, twin panel central heating radiator.

#### SEPARATE TOILET

Low flush w.c.

#### OUTSIDE

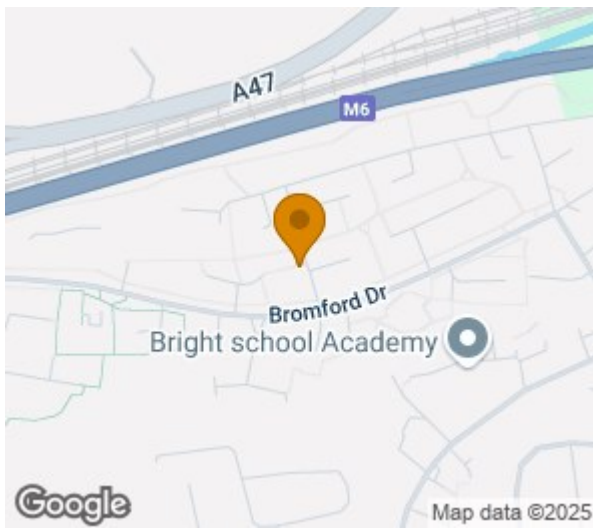
Paved terrace.

Lawned rear garden with access at rear.

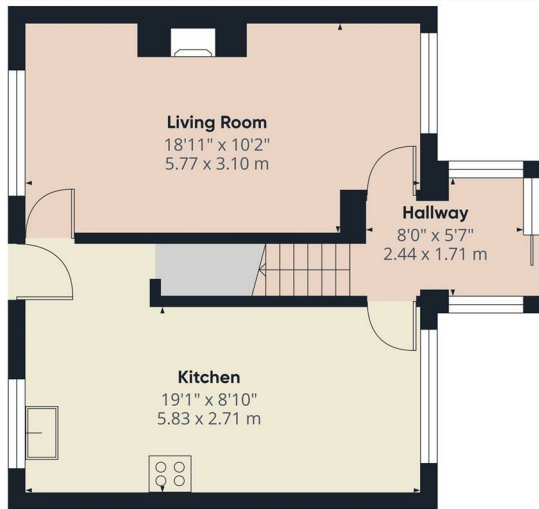
#### COUNCIL TAX BAND:

This Property falls into 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		58
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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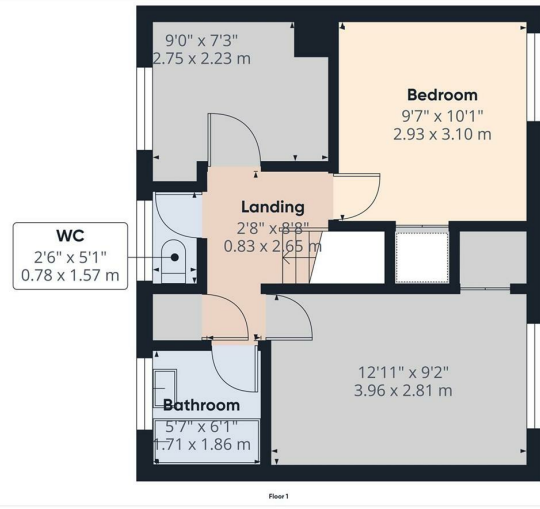
Approximate total area<sup>(1)</sup>  
439 sq ft  
40.7 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for guidance purposes only.

Calculations are based on RICS IPMS 1C standard.

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Approximate total area<sup>(1)</sup>  
363 sq ft  
33.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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