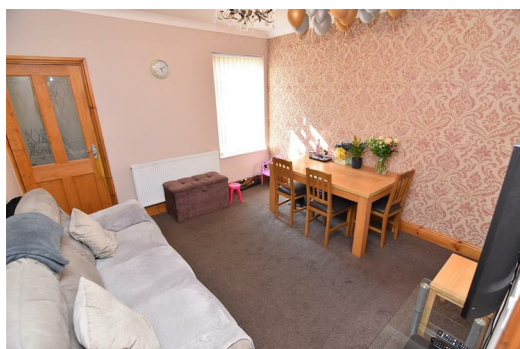




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

**HODGE HILL**  
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## **56 Foley Road, Ward End, Birmingham B8 2JP**

### **Price £209,950**

A freehold, 2 bedroom, mid terraced family residence benefiting from gas fired central heating, UPVC double glazing with block paved driveway providing off road parking space to the front.



Foley Road is located off the main Washwood Heath Road Ward End.

The property stands back from the roadway behind a full width block paved foregarden/vehicular driveway that provides off road parking space to the front. In turn the property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof, having single height bay to the front elevation.

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### UPVC FRONT DOOR ENTRANCE LEADING TO

##### LOUNGE (FRONT)

14'4 x 11'8 (4.37m x 3.56m)

UPVC double glazed bay window, twin panel central heating radiator.

##### LOUNGE (REAR)

12'1 x 11'7 (3.68m x 3.53m)

UPVC double glazed window, twin panel central heating radiator.

##### KITCHEN (REAR)

13'1 x 6'10 (3.99m x 2.08m)

Single drainer twin bowl sink unit with mixer taps, 3 double door base units, 2 double door wall units, gas cooker point, plumbing for automatic washing machine, wall mounted gas fired central heating boiler. Single panel central heating radiator, UPVC double glazed window.

### ON THE FIRST FLOOR

#### LANDING

##### BEDROOM 1 (FRONT)

13'8 x 11'2 (4.17m x 3.40m)

UPVC double glazed window, twin panel central heating radiator.

##### BEDROOM 2 (REAR)

12'3 x 8'7 (3.73m x 2.62m)

UPVC double glazed window, single panel central heating radiator, single door store.

##### BOX ROOM

5'6 x 4'7 (1.68m x 1.40m)

UPVC double glazed window.

##### BATHROOM

8'1 x 7'7 (2.46m x 2.31m)

Panelled in bath with vanity wash hand basin with double door unit below, low flush w.c. single panel central heating radiator, UPVC double glazed window.

#### OUTSIDE

Paved rear garden with outhouse.

#### COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,491.33 Year 2025/26.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



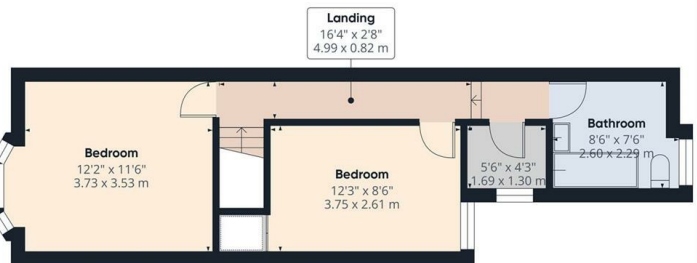
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Approximate total  
433 sq ft  
40.2 m<sup>2</sup>

(1) Excluding balconies

Calculations reference the RICS IPMS  
(2) Standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GRAPHIC



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Approximate total area  
399 sq ft  
37.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
(2) Standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

**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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