



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

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## 1 Snowberry Gardens, Acocks Green, Birmingham B27 6JZ

### Price £199,950

A 2 bedroom semi detached house with UPVC double glazed windows, gas fired central heating and vehicular driveway providing off road parking to the front and side.

The property is leasehold for a term of 125 years from 25th March 1993 having 93 years remaining.

No upward chain. Total Footage 517 square foot.





Snowberry Gardens is located off Fenton Road which is located off Denham Road which in turn leads off the main Stockfield Road.

The property is set well back from the roadway behind a brick walled foregarden with neat lawns and tarmacadam driveway.

Please note that the property has an extra wide plot making it suitable for additional parking, garaging or extensions.

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

Composite front door leading to

### HALLWAY

With staircase off and opening into

### LOUNGE (FRONT)

13'2 x 9'3 (4.01m x 2.82m)

Twin panel central heating radiator, UPVC double glazed window, central and 2 single light points.

### FULL WIDTH DINING KITCHEN (REAR)

12'2 x 9'4 (3.71m x 2.84m)

Single drainer single bowl sink unit with mixer taps, 2 double door, 2 single door and a 3 drawer base unit with work surface over. 2 double door and 2 single door wall units, a further single door wall unit concealing the gas fired central heating boiler. 4 ring gas hob with oven below, plumbing for automatic washing, twin panel central heating radiator, UPVC double glazed door and window.

## ON THE FIRST FLOOR

### LANDING

With loft access off.

### BEDROOM 1 (FRONT)

12'2 max x 9'3 (3.71m max x 2.82m)

Mirror fronted sliding double door wardrobe. Additional airing cupboard housing the lagged hot copper cylinder water tank. Single panel central heating radiator, UPVC double glazed window.

### BEDROOM 2 (REAR)

12'2 x 6'2 (3.71m x 1.88m)

Single panel central heating radiator, UPVC double glazed window.

### BATHROOM (SIDE)

6'4 x 6'1 (1.93m x 1.85m)

Panelled in bath with Triton T80si shower over. Pedestal wash hand basin, low flush w.c. heated towel rail and UPVC double glazed window.

## OUTSIDE

Separate tradesman's side entrance, paved terrace, lawned rear garden.

Tarmacadam vehicular driveway.

## TENURE

Please be advised the property is leasehold having a 125 year Lease commencing 25th March 1993. There is presently 93 years left unexpired.

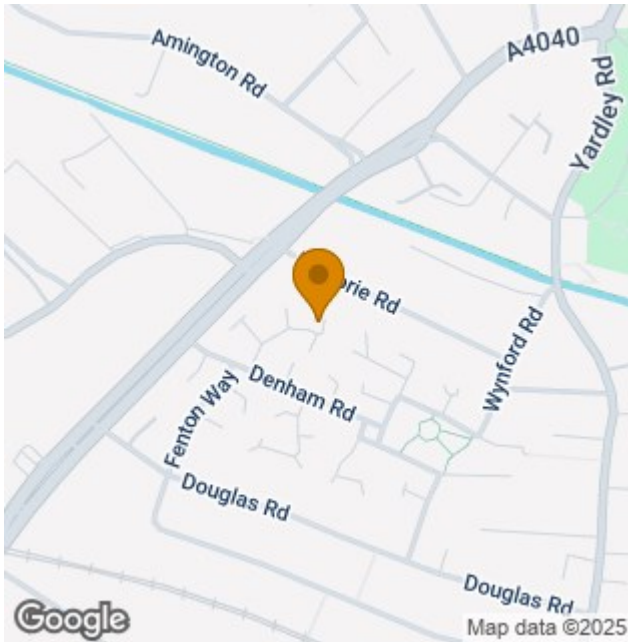
## COUNCIL TAX BAND:

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

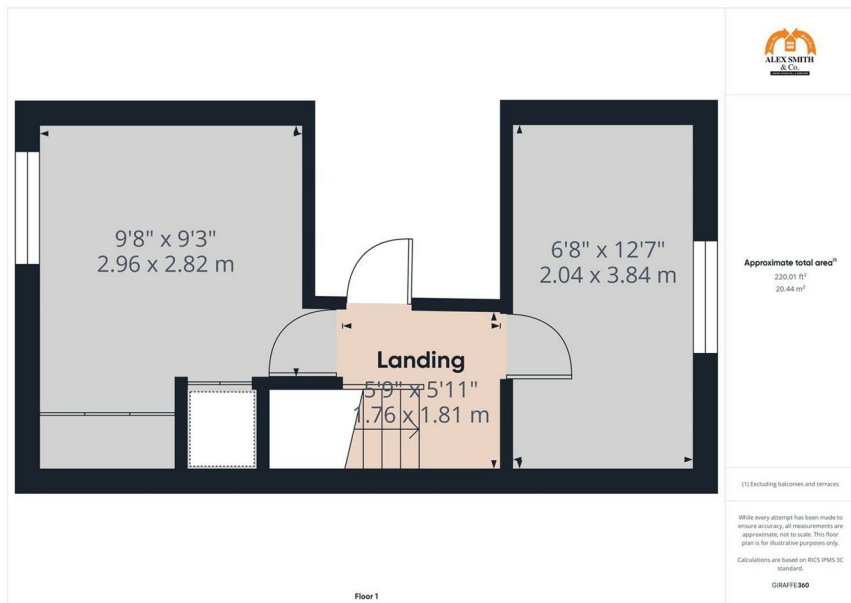








| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (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 |           |



**TENURE:** We are advised that the property is Leasehold, 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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