



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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44 Morris Road, Ward End, Birmingham B8 2EG

£229,950

A freehold, 3 bedroom, 2 reception room, double fronted mid townhouse benefiting from gas fired central heating, UPVC double glazing, Spacious lawned rear garden and full width vehicular driveway providing multi car parking space to the front.

No upward chain.



Morris Road is located in between Bromford Lane and St Margarets Road, which in turn leads between Bromford Lane and Washwood Heath Road.

The property strands well back from the roadway behind a full width block paved foregarden/vehicular driveway for multiple vehicles.

In turn 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

UPVC front door entrance leading to

RECEPTION HALL

Twin panel central heating radiator, understairs storage cupboard.

CLOAKROOM

With low flush w.c. vanity wash hand basin and UPVC double glazed window.

SITTING ROOM (THROUGH)

13'2" x 8'10" (4.01m x 2.69m)

2 UPVC double glazed bay windows, single panel central heating radiator.

LOUNGE (FRONT)

13'4" x 12'10 (4.06m x 3.91m)

Laminated flooring, twin panel central heating radiator, UPVC double glazed window. Polished fire surround with tiled hearth and inset.

KITCHEN (REAR)

13'4" x 6'3" (4.06m x 1.91m)

Single drainer sink unit with mixer taps, 2 double door and 2 single door base units with drawers and work surface over, double door display unit, double door, corner double door and 2 single door wall units. Plumbing for automatic washing machine, single panel central heating radiator, 2 UPVC double glazed windows and UPVC door to outside.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 (FRONT)

15'10 max x 12'11 (4.83m max x 3.94m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 2 (REAR)

15'9 x 6'6 (4.57m'2.74m x 1.98m)

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

BEDROOM 3 (FRONT)

8'11 x7'7 (2.72m x2.31m)

UPVC double glazed window.

BATHROOM

7'8 x 5'4 (2.34m x 1.63m)

Panelled in bath with shower attachment, pedestal wash hand basin, low flush w.c. single panel central heating radiator, UPVC double glazed window.

OUTSIDE

Separate tradesman's side entrance.

Brick built store.

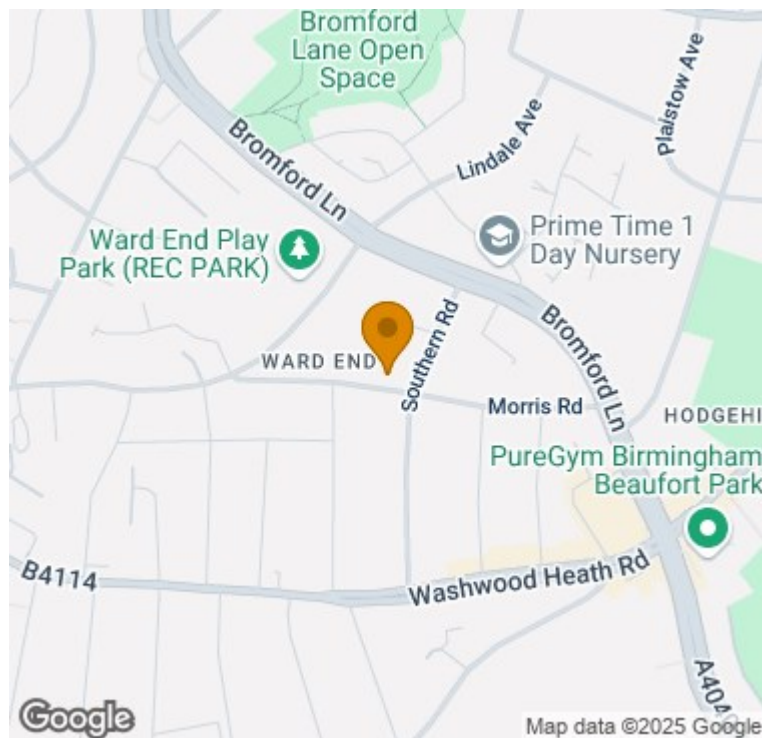
Large lawned rear garden with mature borders.

We understand there is a water meter present at the property.

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) 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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