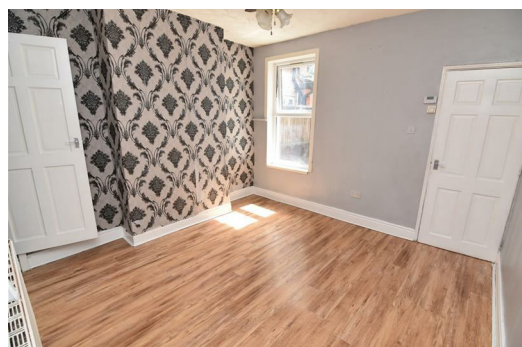




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

**HODGE HILL**  
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## 4 Membury Road, Washwood Heath, Birmingham B8 1QL

### Price £180,000

A freehold 3 bedroom, 2 reception room mid terrace with gas central heating and Upvc double glazing

No Upward Chain



Membury Road is located off the main Washwood Heath Road. The property is set back from the roadway behind a small foregarden approach and in turn is built of traditional two storey brick construction being surmounted by a pitched tiled roof having single height bay to the front elevation.

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### RECEPTION HALL

Single panel central heating radiator.

#### SITTING ROOM (FRONT)

13'6" onto bay x 8'10" (4.11m onto bay x 2.69m)

Laminated flooring, UPVC double glazed bay window, single panel central heating radiator.

#### LOUNGE (REAR)

12'x 11'3" (3.66mx 3.43m)

Laminated flooring, UPVC double glazed window. single panel central heating radiator.

#### KITCHEN (REAR)

11'11" x 6'11" (3.63m x 2.11m)

Ceramic tiled floor. Single drainer stainless steel sink unit with mixer taps and double door base unit below. Further 3 double door, a single door and a 3 drawer base unit all with work surface over. 3 double door and single door wall unit, gas cooker point, plumbing for automatic washing machine. Single panel central heating radiator, 2 UPVC double glazed windows.

#### LOBBY

With ceramic tiled floor and walls with access to ground floor wet room and access outside.

#### EXTENDED GROUND FLOOR WETROOM

6'11" x 5'10" (2.11m x 1.78m)

Shower fitting, pedestal wash hand basin, low flush w.c. heated towel rail, UPVC double glazed window.

### ON THE FIRST FLOOR

#### LANDING

Single panel central heating radiator. Laminated flooring.

#### BEDROOM 1 (FRONT)

12'1" x 11'10" (3.68m x 3.61m)

Single panel central heating radiator, UPVC double glazed window.

#### BEDROOM 2 (REAR)

11'4" x 9'1" (3.45m x 2.77m)

Single panel central heating radiator, UPVC double glazed window. Single door storage cupboard.

#### BEDROOM 3 (REAR)

12'4" max x 7' (3.76m max x 2.13m)

UPVC double glazed window, single panel central heating radiator.

#### OUTSIDE

Paved side yard opening to rear garden with fenced borders.

#### 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		
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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