



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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32 Lingard Close, Nechells, Birmingham B7 5DJ

Price £210,000

A freehold, 3 bedroom mid townhouse benefiting from gas fired central heating and UPVC double glazing.

No upward chain. Approximate total area of the property is 843 ft sq or 78.4 m sq.



Lingard Close is located off Bloomsbury Street which can be easily accessed off the B4132 (Goodrick Way).

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

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

UPVC FRONT DOOR LEADING TO

RECEPTION HALL (FRONT)

Laminated flooring, two twin panel central heating radiators, full height meter cupboard, staircase off.

THROUGH LOUNGE COMPRISING

LOUNGE (FRONT)

14'7 x 12'9 (4.45m x 3.89m)

Laminated flooring, UPVC double glazed bow window, twin panel central heating radiator, modern feature fireplace, centre and 2 single wall light points opening into

DINING AREA (REAR)

12' x 8'10 (3.66m x 2.69m)

Matching laminated flooring, twin panel central heating radiator, double glazed sliding patio doors.

KITCHEN (REAR)

11'3 x 6'9 (3.43m x 2.06m)

Single drainer stainless steel sink unit with mixer taps and single door base unit below. Further double door, 2 single door and a 3 drawer base unit with work surface over. Double door and 4 single door wall units, gas cooker point, plumbing for automatic washing machine, UPVC double glazed window, single panel central heating radiator, walk in pantry.

ON THE FIRST FLOOR

LANDING

Airing cupboard with wall mounted Worcester gas fired central heating boiler.

BEDROOM 1 (FRONT)

14'10 x 10'1 (4.52m x 3.07m)

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

BEDROOM 2 (REAR)

11'3 x 8'7 (3.43m x 2.62m)

Laminated flooring, single panel central heating radiator, UPVC double glazed window, full height storage cupboard.

BEDROOM 3 (FRONT)

10' x 7'2 (3.05m x 2.18m)

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

SHOWER ROOM

6'2 x 4'3 (1.88m x 1.30m)

Walk in shower cubicle, pedestal wash hand basin, UPVC double glazed window.

SEPARATE TOILET

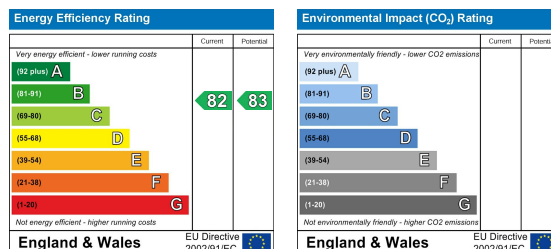
Low flush w.c. UPVC double glazed window.

OUTSIDE

Majority paved rear garden with brick built store, timber store and separate tradesman's side entrance,

COUNCIL TAX BAND:

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



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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