



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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81 Clements Road, Yardley, Birmingham B25 8TY **Reduced to £289,950**

A much improved, well maintained and extended, freehold 3 bedroom semi detached family residence.

The property benefits from an extended and refitted kitchen, gas fired central heating, UPVC double glazing. Off road parking space to the front and shared vehicular driveway providing access to a rear garage/store.



Clements Road is located between Hobmoor Road and Blakesley Road.

The property stands well back from the roadway behind a neat pebbled forgarden that provides off road parking space to the front for multiple vehicles.

A shared vehicular driveway provides access to a rear in line garage.

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

RECEPTION HALL

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

Understairs storage cupboard with UPVC double glazed window.

SPACIOUS THROUGH LOUNGE COMPRISING

DINING ROOM (FRONT)

14'4 into bay x 10'10 (4.37m into bay x 3.30m)

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

OPENING TO

ATTRACTIVE LOUNGE (REAR)

13'7 x 10'10 (4.14m x 3.30m)

Ornate Adams style feature fireplace with marble hearth and mantle. Centre and 2 wall light points. UPVC double glazed windows and doors to outside,

EXTENDED KITCHEN (REAR)

19'4 x 5'4 (5.89m x 1.63m)

Single drainer twin bowl stainless steel sink unit with mixer taps and double door base unit below. Further 2 double door, 2 single door, 2 pan drawer and a 3 pan drawer base unit all with work surface over. 3 double door and 2 single door wall units. 4 ring electric hob with extractor fan over and oven below.

Plumbing for automatic washing machine and dishwasher, UPVC door and window. Worcester wall mounted gas fired central heating boiler.

ON THE FIRST FLOOR

LANDING

UPVC double glazed window. All bedrooms and bathroom off.

BEDROOM 1 (REAR)

13'3 x 10'9 (4.04m x 3.28m)

Single panel central heating radiator, UPVC double glazed window, built in hanging and storage space.

BEDROOM 2 (FRONT)

12'2 x 9'5 (3.71m x 2.87m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 3 (FRONT)

8'8 x 7'5 (2.64m x 2.26m)

UPVC double glazed window, single panel central heating radiator.

BATHROOM (REAR)

9'8 x 5'10 (2.95m x 1.78m)

Panelled in bath with tiled splash back and modern Mira shower over. Vanity wash hand basin with double door base unit, single door base unit and drawer below. Low flush w.c. UPVC double glazed window, heated towel rail, loft access.

OUTSIDE

VERY WELL MAINTAINED AND PRESENTED REAR GARDEN

With artificial lawn, a lawned area and rear patio. Substantial garden store.

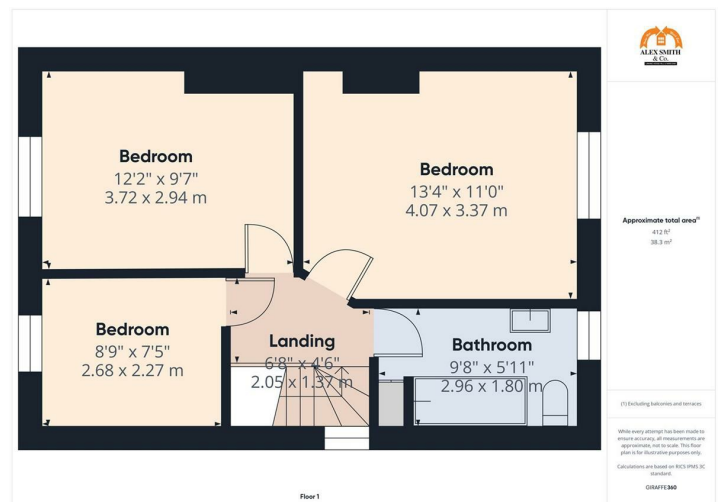
COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,739.89 Year 2025/26.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(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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