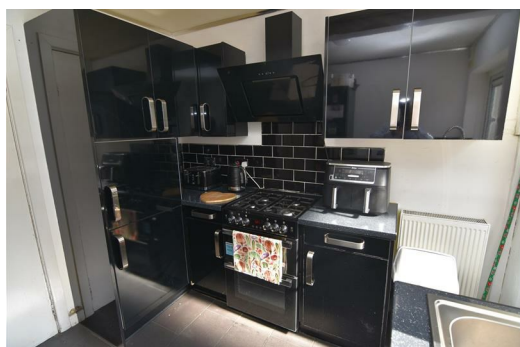




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

**HODGE HILL**  
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## 88 Fernbank Road, Alum Rock, Birmingham B8 3LL

### £199,950

A freehold, 3 bedroom mid townhouse benefiting from the installation of gas fired central heating, UPVC double glazing and off road car parking space for multiple vehicles.

Located in a cul de sac.



Fernbank Road is located off Brookhill Road and can also be accessed off Moat House Road.

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

The property is set back from the roadway behind a concrete foregarden/vehicular driveway that provides parking for multiple vehicles.

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

Composite front door leading to

#### RECEPTION HALL

Ceramic tiled floor with staircase off and access into

#### LOUNGE (FRONT)

16'1 into bay x 11'10 (4.90m into bay x 3.61m)

Laminated flooring, UPVC double glazed bay window, single panel central heating radiator, wall mounted gas fire, understairs storage cupboard.

#### KITCHEN (REAR)

10'6 x 9'1 (3.20m x 2.77m)

Ceramic tiled floor. Single drainer single bowl sink unit with mixer taps and double door base unit below. Further 2 single door base units, double door larder unit, 2 double door and single door wall unit. Gas cooker point, plumbing for automatic washing machine, UPVC double glazed door and window.

#### ACCESS INTO

#### GROUND FLOOR BATHROOM

9'3 x 5'7 (2.82m x 1.70m)

Panelled in bath with shower over. 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.

#### BEDROOM 1 (FRONT)

17'3 x 10'10 (5.26m x 3.30m)

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

#### BEDROOM 2 (REAR)

12'6 x 8'7 (3.81m x 2.62m)

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

#### BEDROOM 3 (REAR)

9'3 x 7'5 (2.82m x 2.26m)

Laminated flooring, single panel central heating radiator, UPVC double glazed window. Airing cupboard housing the IDEAL LOGIC central heating boiler.

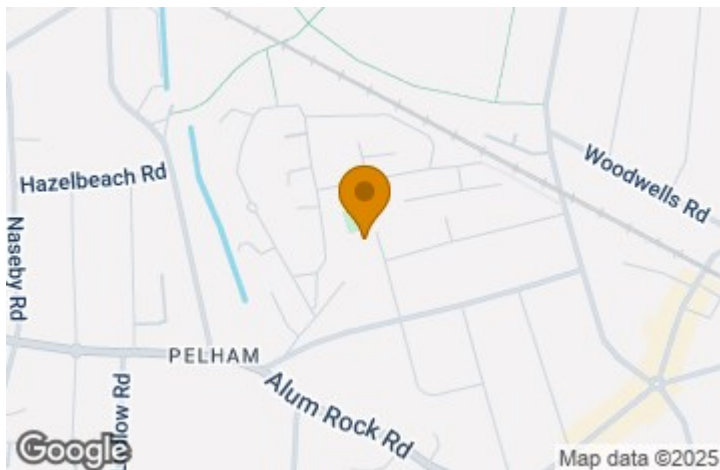
#### OUTSIDE

Separate tradesman's side entrance, paved rear garden. shower fitment, wash hand basin and low flush w.c.

#### FORMER BRICK BUILT STORE NOW CONVERTED TO SHOWER R

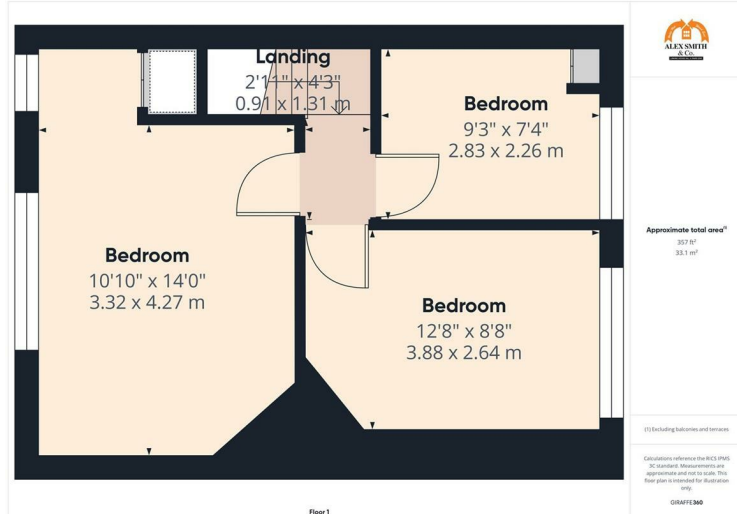
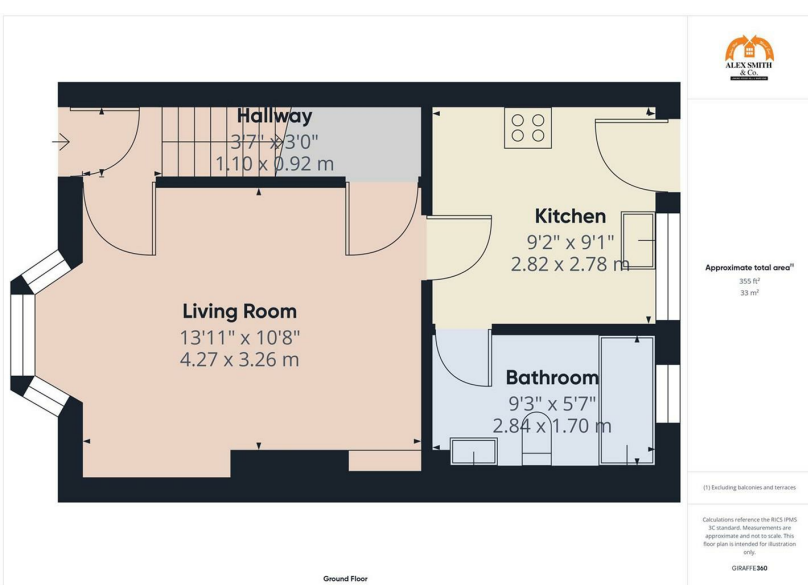
Having shower fitment, wash hand basin and low flush w.c.

#### COUNCIL TAX BAND:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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