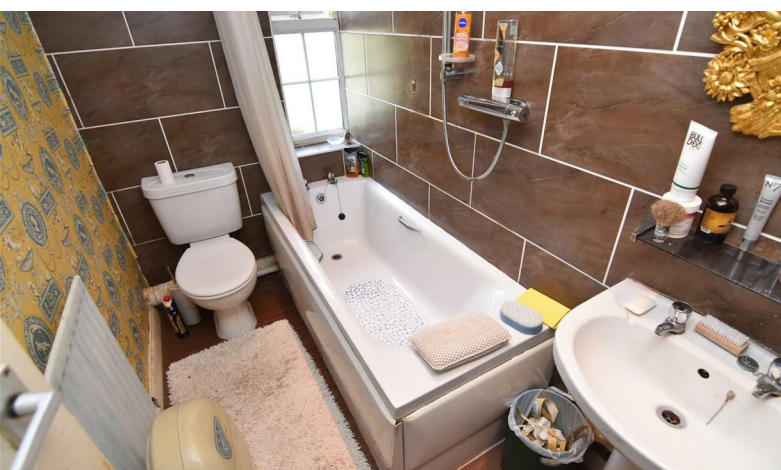




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

**HODGE HILL**  
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**255 St. Margarets Road,  
Ward End, Birmingham  
B8 2DY  
Price £249,950**

A freehold, 3 bedroom end townhouse benefiting from gas fired central heating, UPVC double glazing and a full width block paved foregarden/vehicular driveway that provides off road parking to the front.





St Margarets Road is located off the main Bromford Lane Ward End and runs through to its junction with Washwood Heath Road Ward End.

Number 255 is located opposite the park close to Bromford Lane junction.

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

#### RECEPTION HALL

UPVC front door and window. Twin panel central heating radiator.

#### OFF IS A FITTED CLOAKROOM

Low flush w.c. UPVC double glazed window and gas fired central heating boiler.

#### KITCHEN (FRONT)

13'4 x 9'3 (4.06m x 2.82m)

Single drainer single bowl sink unit with mixer taps. 2 double door, 3 single door and a 4 drawer base unit all with work surface above. Opening shelving, gas cooker point for Range, plumbing for automatic washing machine, single panel central heating radiator, 2 UPVC double glazed windows.

#### LOUNGE (REAR)

21'4 x 13'6 (6.50m x 4.11m)

This spacious room benefiting from 2 twin panel central heating radiators, UPVC double glazed windows and double doors leading to rear verandah.

#### REAR VERANDAH

15'1 x 4'6 (4.60m x 1.37m)

Access to the rear porch with further access off the separate tradesmans's side entrance, also leading to a large side store/cattery.

### ON THE FIRST FLOOR

#### LANDING

Twin panel central heating radiator, UPVC double glazed window.

#### BEDROOM 1 (REAR)

13'3 x 11'11 (4.04m x 3.63m)

Single panel central heating, UPVC double glazed windows. 2 double door built in wardrobes.

#### BEDROOM 2 (REAR)

13'4 x 8'11 (4.06m x 2.72m)

UPVC double glazed window, single panel central heating radiator.

#### BEDROOM 3 (FRONT)

9'4 x 7'11 (2.84m x 2.41m)

UPVC double glazed window, single panel central heating radiator.

#### MODERN BATHROOM (FRONT)

8'5 min x 4'5 (2.57m min x 1.35m)

Panelled in bath, pedestal wash hand basin, low flush w.c. Half height tiling, UPVC double glazed window, single panel central heating radiator.

#### OUTSIDE

Separate tradesman's side entrance.

Attractive and mature rear garden with water feature. Mature bushes and shrubs, patio area.

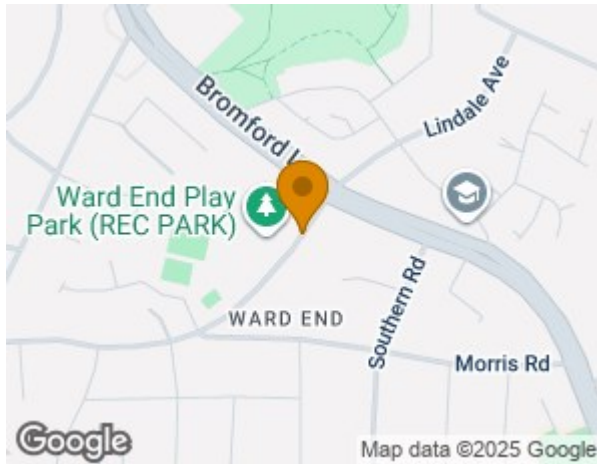
#### REAR LARGE CABIN

16'4" x 13'1" (5m x 4m)

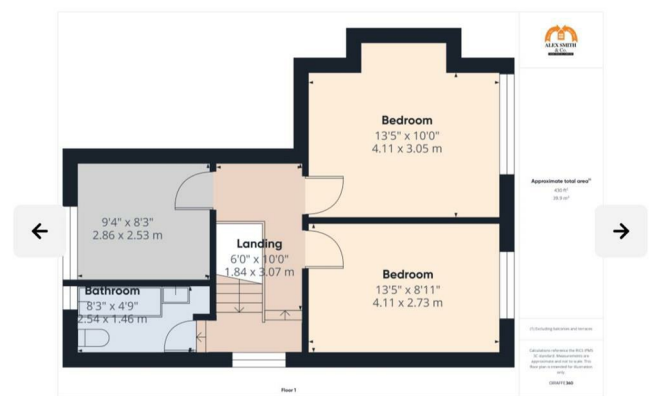
Presently used as storage and cattery.

#### 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	63	
(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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