



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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5 Tufnell Grove, Ward End, Birmingham B8 2QR

Price £260,000

An immaculately presented and very well maintained, freehold, 3 bedroom semi detached family residence.

This property being slightly larger than those that surround it (wider) benefiting from modern fittings and decoration throughout together with gas fired central heating, UPVC double glazing and off road parking space for a minimum of 3 vehicles.



Tufnell Grove is located off Northleigh Road, which in turn can be accessed from either Ingleton Road or Wardend Road.

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

The property is set well back from the roadway behind a full width block paved foregarden/vehicular driveway that provides of road parking space for multiple vehicles.

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

UPVC FRONT DOOR ENTRANCE LEADING TO

RECEPTION HALL

Ceramic tiled floor, UPVC double glazed window, full height meter/cloaks cupboard.

MOST ATTRACTIVE LOUNGE (FRONT)

14'7 x 11'11 (4.45m x 3.63m)

UPVC double glazed window, single panel central heating radiator.

REFITTED KITCHEN (REAR)

20'8 x 9'2 max 6'8 min (6.30m x 2.79m max 2.03m min)

Single drainer stainless steel sink unit with mixer taps and double door base unit below. Further 2 double, a single door and a 3 drawer base unit, single door wall unit, gas cooker point, plumbing for automatic washing machine, 2 UPVC double glazed windows, UPVC door to outside.

Wall mounted central heating boiler.

ON THE FIRST FLOOR

SPACIOUS LANDING

With UPVC double glazed window and loft access.

BEDROOM 1 (FRONT)

12'9 x 11'7 (3.89m x 3.53m)

2 UPVC double glazed windows, single panel central heating radiator. 3 double door and a single door built in wardrobe.

BEDROOM 2 (REAR)

12'6 x 7'9 (3.81m x 2.36m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 3 (FRONT)

8'8 x 7'11 (2.64m x 2.41m)

UPVC double glazed window, single panel central heating radiator.

MODERN TILED SHOWER ROOM

7'6 x 4'8 (2.29m x 1.42m)

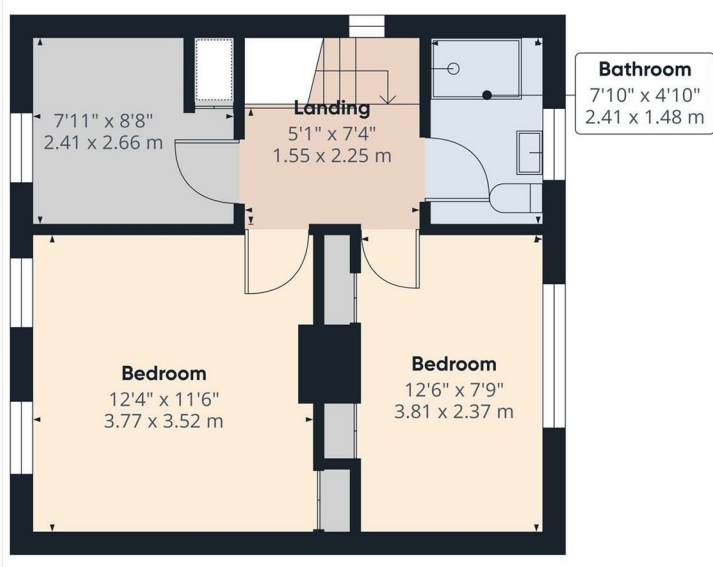
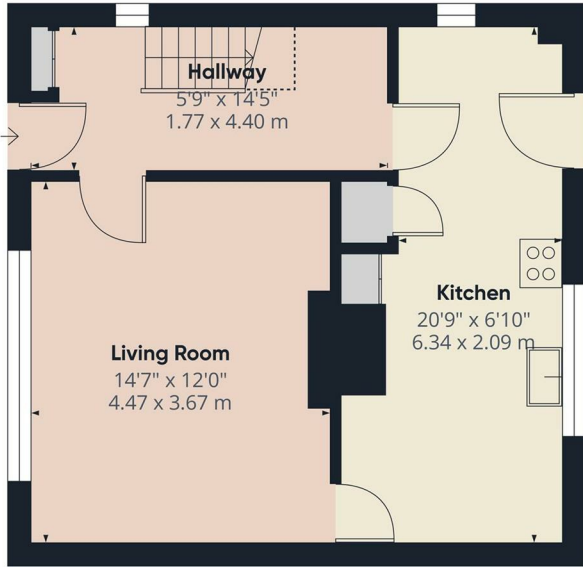
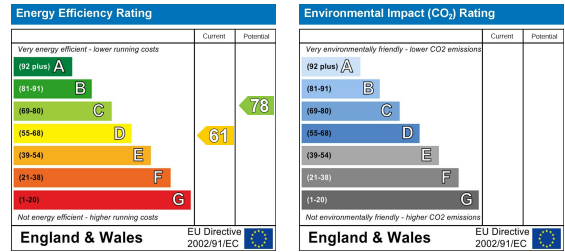
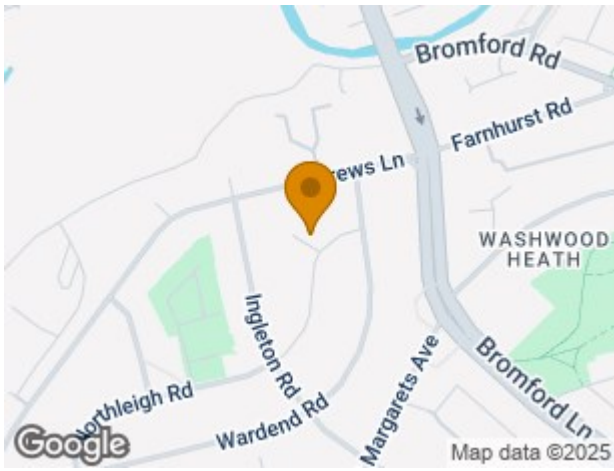
Tiled shower cubicle, vanity wash hand basin with double door base unit below. Built in low flush w.c. heated towel rail, UPVC double glazed window.

OUTSIDE

SEPARATE TRADESMAN'S SIDE ENTRANCE TO COVERED REAR

With brick built full height store and separate toilet. Cold water tap, paved patio. Artificial lawned rear garden with additional rear patio all with fenced borders.

COUNCIL TAX BAND:



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Approximate total area⁽¹⁾
395 sq ft
36.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS PAS 55 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

CSAPP/250

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.

