



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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70 Garretts Green Lane, Sheldon, Birmingham B26 2HN

Price £295,000

A much extended and spacious, freehold, 3 bedroom semi detached family residence with extended breakfast kitchen, extended conservatory, gas fired central heating, UPVC double glazing and off road parking space to the front.

Also a substantial double garage/workshop with vehicular access at rear, together with additional car parking space.

NO UPWARD CHAIN.



The property is set well back from the roadway behind a full width tarmacadam vehicular driveway that provides multi car parking space to the front.

A separate vehicular driveway exists to the rear of the property with double gates leading to additional car parking spaces and rear access into a substantial brick built garage/workshop at rear.

The property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof having full height bay to the front and rear elevation.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

RECEPTION HALL

With twin panel central heating radiator, staircase off.

MOST ATTRACTIVE THROUGH LOUNGE

24'6 x 9'2 (7.47m x 2.79m)

Ornate Adams style feature fireplace with coal effect fitted gas fire. Twin panel and single panel central heating radiator. 2 centre and 2 single wall light points. Hardwood effect UPVC double glazed bay window, aluminium framed double glazed sliding patio doors leading to

EXTENDED CONSERVATORY (REAR)

9'3 x 7'4 (2.82m x 2.24m)

Brick built base with hardwood effect UPVC double glazed windows and double doors to outside.

EXTENDED DINING KITCHEN (REAR)

17'9 x 9'9 (max) (5.41m x 2.97m (max))

Single drainer stainless steel twin bowl sink unit with mixer taps, 2 double door, 4 single door and a 4 drawer base unit all with rounded edge work surface above. A further double door base unit concealing plumbing for an automatic washing machine. Integrated and concealed dishwasher and integrated and concealed full height larder style fridge and freezer. 4 ring electric hob with concealed extractor fan over, eye level double oven.

Twin panel central heating radiator, UPVC double glazed windows and double doors leading to outside. Spotlights.

SEPARATE TRADESMAN'S SIDE ENTRANCE LEADING TO

COVERED PASSAGEWAY/UTILITY

Wall mounted BAXI gas fired central heating boiler.

OFF IS A SEPARATE FITTED CLOAKROOM

With low flush w.c and wash hand basin.

ON THE FIRST FLOOR

LANDING

Hardwood effect UPVC double glazed window.

BEDROOM 1 (REAR)

11'11 into bay x 9'4 (3.63m into bay x 2.84m)

UPVC double glazed rear bay window. Single panel central heating radiator, 4 double door built in wardrobes.

BEDROOM 2 (FRONT)

11'9 x 9'4 (3.58m x 2.84m)

Hardwood effect UPVC bay window, single panel central heating radiator, sliding 3 door wardrobe.

BEDROOM 3 (FRONT)

5'11 x 4'10 (1.80m x 1.47m)

UPVC double glazed window, single panel central heating radiator.

BATHROOM

6'2 x 5'11 (1.88m x 1.80m)

Panelled in bath with shower fitment over, pedestal wash hand basin, low flush w.c. Hardwood effect UPVC double glazed window, twin panel central heating radiator.

OUTSIDE

Full width paved patio.

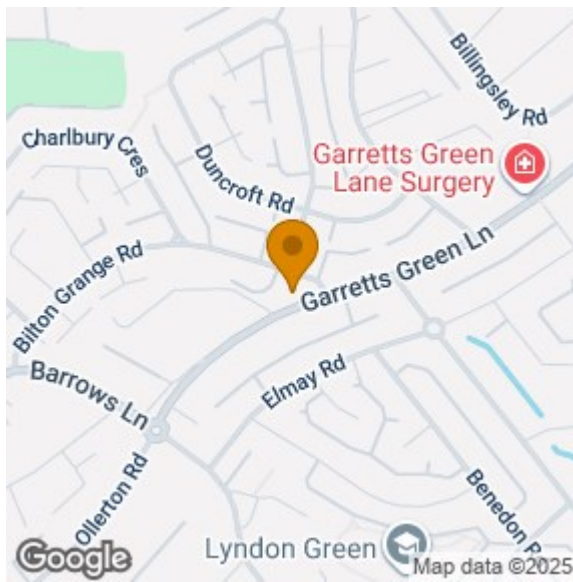
Very well maintained lawned rear garden with water feature.

Large double garage/workshop at rear with additional car parking space at rear being approached through double gates.

COUNCIL TAX BAND:

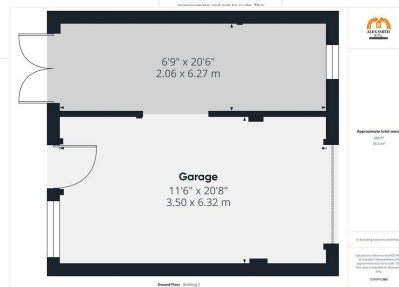
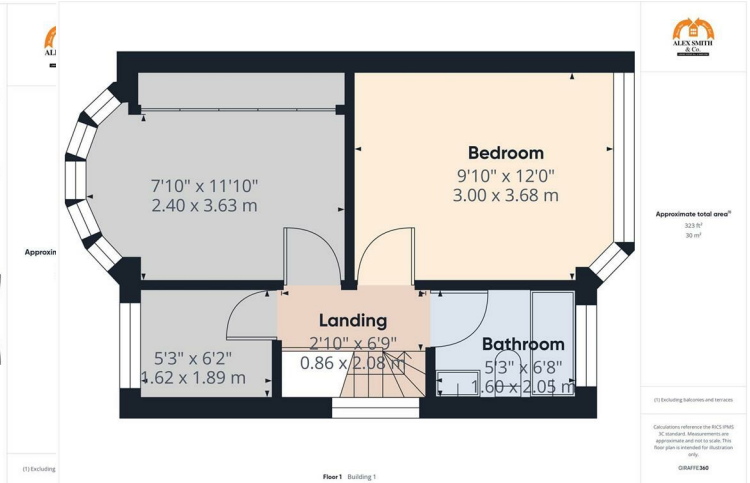
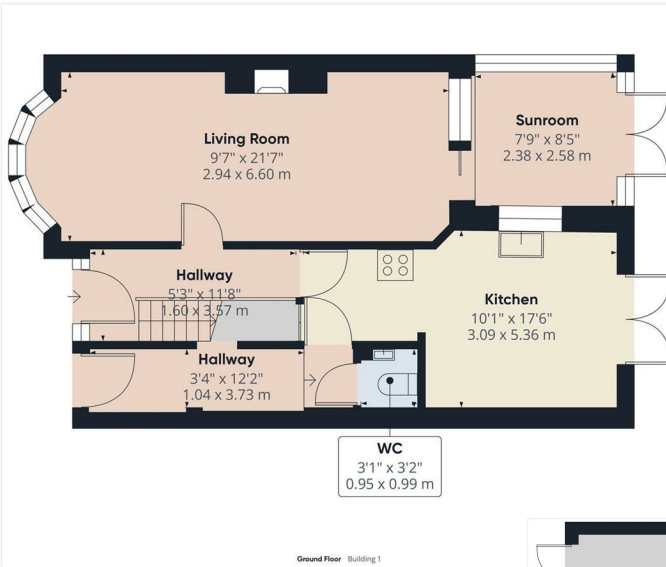
This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £ 1,988.44 Year 2025/26.





Energy Efficiency Rating

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