



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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22 Heath Way, Castle Bromwich, Birmingham B34 6LL

£275,000

A traditional, freehold, 3 bedroom semi detached family residence with wide side garage, car port and ample off road parking space to the front. The property benefits from gas fired central heating and UPVC double glazing.

No upward chain.



Heath Way is located off the main Coleshill Road Hodge Hill. The property stands well back from the roadway behind a full width paved foregarden/vehicular driveway that provides off road parking space to the front as well as access to a substantial car port and large (25'9 x 10') side garage.

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

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

UPVC SIDE ENTRANCE FRONT DOOR LEADING TO

RECEPTION HALL

UPVC double glazed window, single panel central heating radiator, staircase off.

LOUNGE (FRONT)

13'4 x 12' into bay (4.06m x 3.66m into bay)

Briquette feature fireplace with quarry tiled hearth, UPVC double glazed bay window. Single panel central heating radiator, centre and 3 double light points.

DINING KITCHEN (REAR)

13'4 x 11'6 (max) (4.06m x 3.51m (max))

Single drainer stainless steel sink unit with mixer taps and double door base unit below. Further 2 double door, 2 single door and a 3 drawer base unit with work surface over. Double door and single door wall unit, gas cooker point, single panel central heating radiator, understairs store.

REAR VERANDA

11'7 x 5'6 (3.53m x 1.68m)

Brick built base, ceramic tiled floor, UPVC double glazed door and windows to outside and access to the side garage.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 (FRONT)

13'2 x 11'4 (4.01m x 3.45m)

UPVC double glazed bay window, single panel central radiator, full height 3 door sliding wardrobe.

BEDROOM 2 (REAR)

7'3 x 6'5 (2.21m x 1.96m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 3 (REAR)

7'3 x 6'3 (2.21m x 1.91m)

UPVC double glazed window, single panel central heating radiator, wall mounted WORCESTER gas fired central heating boiler.

SHOWER ROOM

4'10 x 3'5 (1.47m x 1.04m)

Ceramic tiled floor and walls, shower cubicle with TRITON fitted shower. Pedestal wash hand basin, low flush w.c. UPVC double glazed window, single panel central heating radiator.

SUBSTANTIAL SIDE GARAGE

25'9 x 10' (7.85m x 3.05m)

Metal up and over doors, plumbing for automatic washing machine, UPVC double glazed door and windows at rear.

OUTSIDE

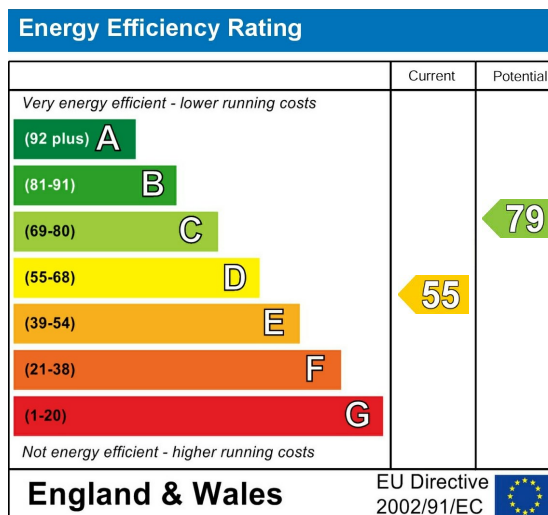
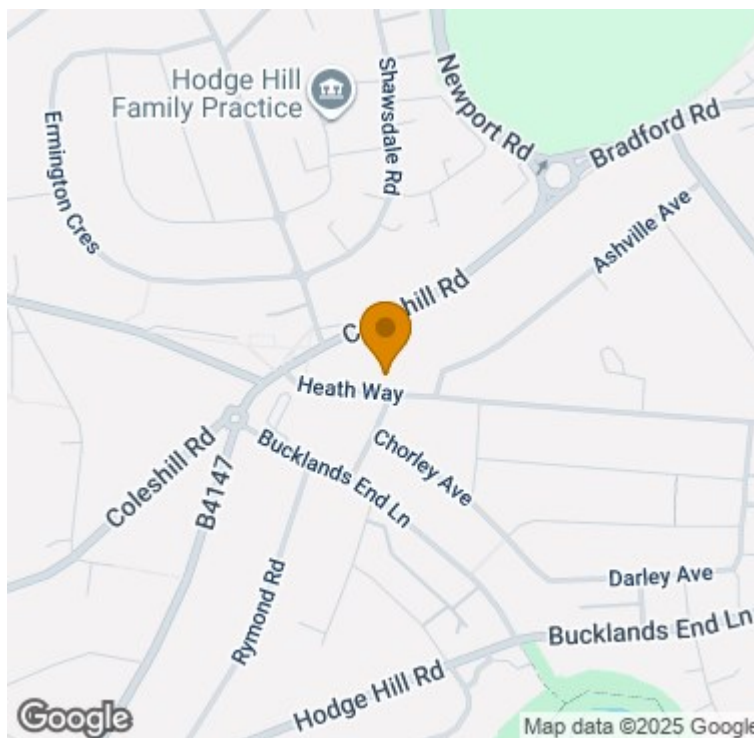
Paved patio and pathway.

Well maintained lawned rear garden with fenced borders.

COUNCIL TAX BAND:

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





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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