



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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70 Reynoldstown Road, Bromford Bridge, Birmingham B36 8UG

Price £219,950

A freehold, 3 bedroom end townhouse benefiting from gas fired central heating, UPVC double glazing with attractive gardens front and rear and an area of land at the side.

No Upward Chain.



Reynoldstown Road is located off the main Bromford Drive, which can be accessed off Bromford Road Hodge Hill.

The property is set well back from the roadway behind a neat lawned foregarden with full length pathway approach.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

UPVC double glazed door and window.

RECEPTION HALL

With staircase off and access to through lounge and through dining kitchen.

THROUGH LOUNGE

18'9 x 10'6 (5.72m x 3.20m)

Laminated flooring, 2 UPVC double glazed windows, twin panel central heating radiator, feature fireplace with electric fire.

THROUGH DINING KITCHEN

18'9 x 8'8 (5.72m x 2.64m)

Single drainer twin bowl stainless steel sink unit with mixer taps and double door base unit below. Further corner double door, single door and 5 drawer base unit all with work surface above. 3 double door wall units, further single door wall unit concealing the FERROLI gas fired central heating boiler. 4 ring gas hob with oven below and stainless steel chimney over. Plumbing for automatic washing machine.

2 large double door built in larder units, twin panel central heating radiator, two UPVC double glazed windows and understairs storage cupboard.

ON THE FIRST FLOOR

LANDING

Linen and storage cupboard. Twin panel central heating radiator.

BEDROOM 1 (FRONT)

12'10 x 8'8 (3.91m x 2.64m)

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

BEDROOM 2 (FRONT)

12'6 max x 9'6 min x 10'8 (3.81m max x 2.90m min x 3.25m)

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

BEDROOM 3 (REAR)

8'10 x 7'7 (2.69m x 2.31m)

UPVC double glazed window, single panel central heating radiator.

BATHROOM

5'5 x 5' (1.65m x 1.52m)

Double shower cubicle, vanity wash hand basin with double door unit below, full height tiling. UPVC double glazed window, heated towel rail.

SEPARATE TOILET

Low flush w.c. vanity wash hand basin, UPVC double glazed windows.

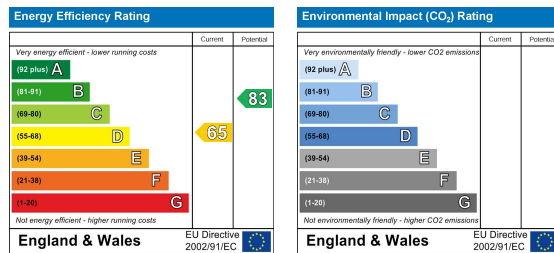
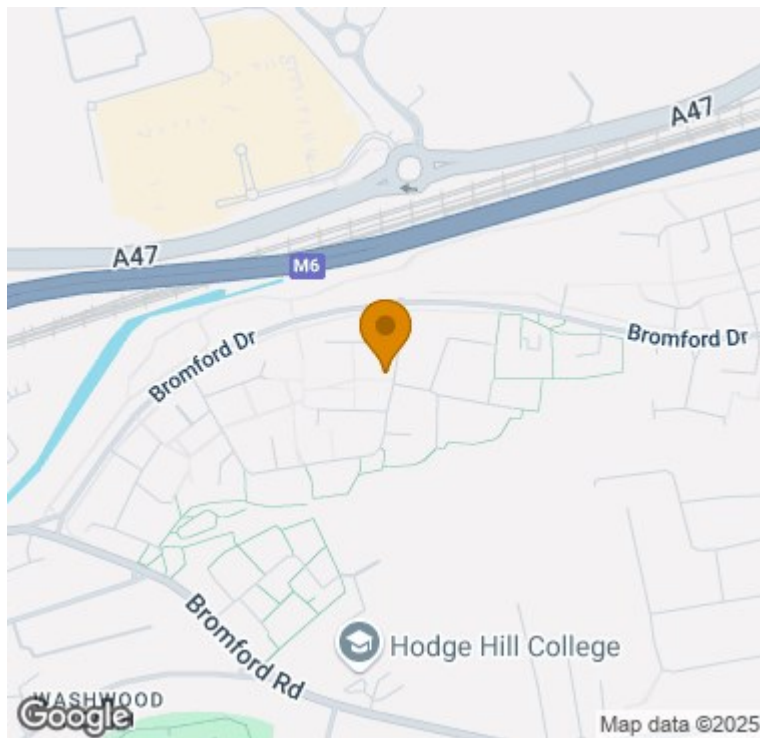
OUTSIDE

Large full width paved patio, brick built store.

Lawned rear garden with fenced and flowered borders, approached by a separate tradesman's side entrance with an area of land to the side.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,491.33 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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