



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

**HODGE HILL**  
0121-784 6660  
sales@alex-smith.co.uk  
www.alex-smith.co.uk



## **37 Appledorne Gardens, Shard End, Birmingham B34 6TN**

### **Price £220,000**

REDUCED BY £15,000 A much improved and attractively presented, larger styled, freehold, 3 bedroom mid townhouse. Gas fired central heating, UPVC double glazing, downstairs toilet and upstairs bathroom, 3 good sized bedrooms and off road parking space to the front. NO CHAIN.



Appledorne Gardens is located off Old Forest Way, which in turn leads off Brookmeadow Road.

The property stands back from the roadway behind a neat lawned foregarden with full length vehicular driveway that provides off road parking space to the front.

In turn 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

##### PORCH ENTRANCE

With UPVC double glazed door and window. UPVC door leading to

##### RECEPTION HALL

Laminated flooring, single panel central heating radiator.

##### OFF IS A FITTED CLOAKROOM

Low flush w.c wash hand basin.

##### SUPERIOR LOUNGE

14'6 x 11'8 (4.42m x 3.56m)

Laminated flooring, Adams style feature fireplace with marble hearth and inset. Single panel central heating radiator, UPVC double glazed bow window, coved cornice to ceiling.

##### FULL WIDTH DINING KITCHEN (REAR)

17'11 x 11'4 (5.46m x 3.45m)

Single drainer stainless steel sink unit with mixer taps, 2 double door and 4 single door base units, 3 double door and a single door wall unit. Gas cooker point, plumbing for automatic washing machine. UPVC double glazed window and double doors leading to outside. 2 full height linen and storage cupboards.

#### ON THE FIRST FLOOR

##### LANDING

Linen and storage cupboard, full height linen and airing cupboard housing the VAILLANT gas fired central heating boiler.

##### BEDROOM 1 (FRONT)

13'8 x 11'11 (4.17m x 3.63m)

UPVC double glazed window, single panel central heating radiator.

##### BEDROOM 2 (REAR)

12'8 x 11'11 (3.86m x 3.63m)

UPVC double glazed window, single panel central heating radiator.

##### BEDROOM 3 (FRONT)

9'1 x 8'3 (2.77m x 2.51m)

UPVC double glazed window, single panel central heating radiator.

##### MODERN TILED BATHROOM

6'9 x 6'6 (2.06m x 1.98m)

Panelled in bath with multi head shower fitment over. Vanity wash hand basin with 2 large drawers below. Low flush w.c. UPVC double glazed window, single panel central heating radiator.

#### OUTSIDE

Paved terrace.

Brick built store.

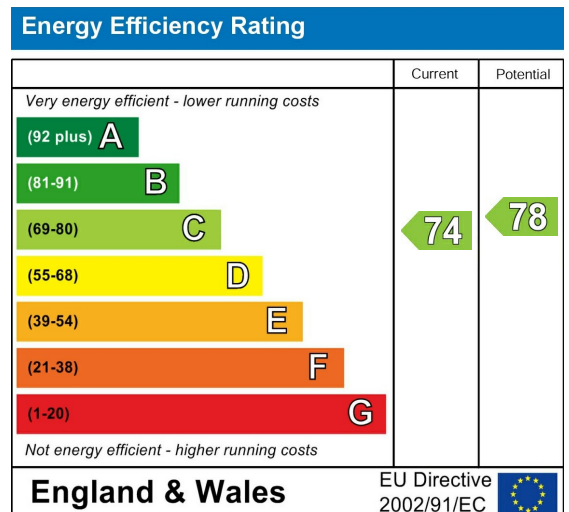
Lawned rear garden with fenced borders.

#### 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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**23 COLESHILL ROAD  
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BIRMINGHAM B36 8DT  
TEL: 0121-784 6660**