



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

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## 25 Thornton Road, Ward End, Birmingham B8 2LQ

**Price £299,950**

A traditional freehold, 3 bedroom semi detached family residence located in one of Ward Ends most popular locations. The property benefits from an extended conservatory the installation of gas fired central heating, majority UPVC double glazing with off road parking space to the front.

NO UPWARD CHAIN.



Thornton Road is located in between Washwood Heath Road and Alum Rock Road.

The property stands well back from the roadway behind a full width block paved foregarden/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 having full height bay to the front elevation,

#### THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

##### ON THE GROUND FLOOR

###### PORCH ENTRANCE

With UPVC double glazed door and windows.

###### RECEPTION HALL

Laminated flooring, single panel central heating radiator, understairs storage cupboard.

###### SITTING ROOM (FRONT)

12'10 x 12'11 (3.91m x 3.94m)

Laminated flooring, UPVC double glazed bay window, single panel central heating radiator, ornate Adams style feature fireplace with gas point.

###### LOUNGE (REAR)

12'9 x 10'11 (3.89m x 3.33m)

Laminated flooring, Adams style fireplace with marble hearth and inset. Single panel central heating radiator, UPVC double glazed windows and double doors leading to

###### EXTENDED CONSERVATORY

17'4 x 8'11 (5.28m x 2.72m)

Having a full width brick built base with UPVC double glazed windows and double doors to outside. Single panel central heating radiator.

###### KITCHEN (REAR)

9' x 7'11 (2.74m x 2.41m)

Single drainer stainless steel sink unit with mixer taps and single door base unit below. Further 5 single door base units, 2 double door and a single door wall unit, gas cooker point, plumbing for automatic washing machine, single panel central heating radiator.

##### ON THE FIRST FLOOR

###### SPACIOUS LANDING

8' x 7'8 (2.44m x 2.34m)

Loft access off.

###### BEDROOM 1 (FRONT)

13'2 x 11'6 (4.01m x 3.51m)

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

###### BEDROOM 2 (REAR)

11'4 x 10'4 (3.45m x 3.15m)

UPVC double glazed window, single panel central heating radiator.

###### BEDROOM 3 (FRONT)

8' x 7'8 (2.44m x 2.34m)

UPVC double glazed window, single panel central heating radiator.

###### BATHROOM

7'11 x 6'1 (2.41m x 1.85m)

Panelled in bath with shower attachment. Pedestal wash hand basin, low flush w.c. heated towel rail, UPVC double glazed window, airing cupboard housing the VAILLANT gas fired central heating boiler.

###### OUTSIDE

Full width terrace.

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.

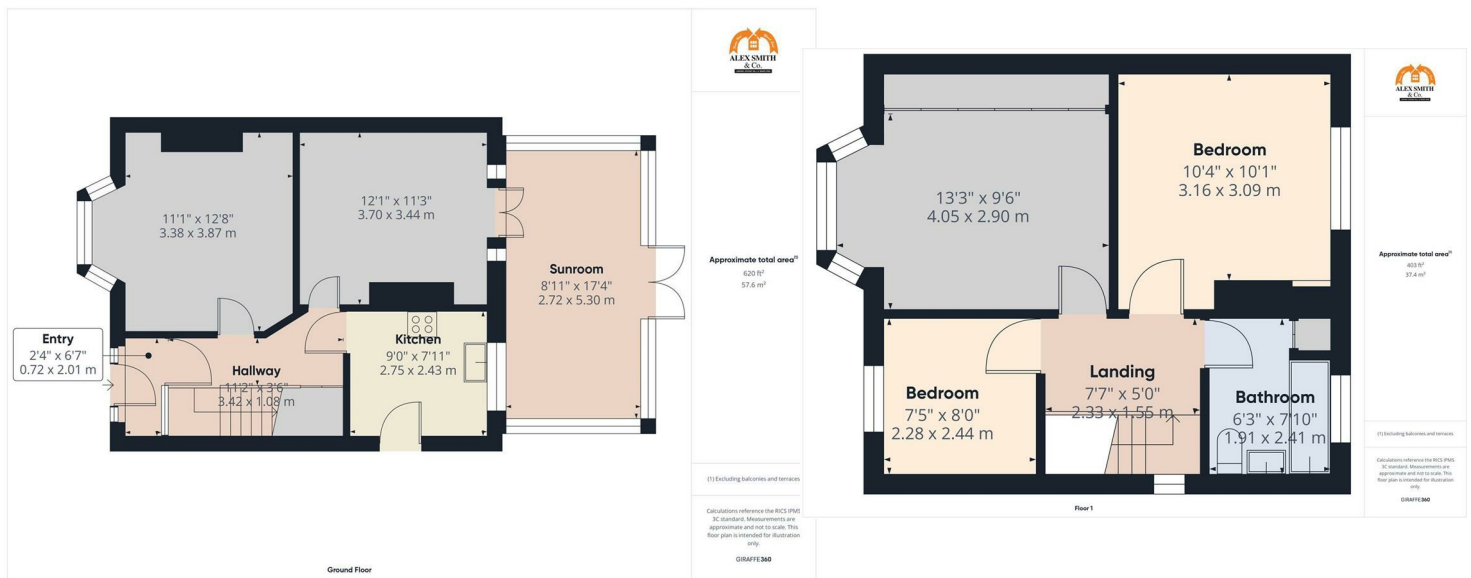






## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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