



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

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## 234 Cotterills Lane, Ward End, Birmingham B8 2PE

### Price £275,000

REDUCED BY £25,000 - MUST BE VIEWED! A much extended and greatly improved, freehold, 3 bedroom, 2 reception room end terraced family residence benefiting from a substantial brick built extension to the rear elevation that now provides an outstanding fully fitted breakfast kitchen and ground floor shower room with separate toilet.

The original kitchen and bathroom area have been converted into a second sitting room with the property also benefiting from gas fired central heating and UPVC double glazing.

Another outstanding feature is the substantial vehicular driveway to the front of the property that provides parking for multiple vehicles.





Cotterills Lane is located in between its junction with Stechford Lane and Burney Lane (at the Fairground Island).

There is a separate vehicular driveway leading to 234 Cotterills Lane and several of its neighbours.

The property is set well back from the roadway behind a full width block paved foregarden/vehicular driveway.

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

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### PORCH ENTRANCE

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

#### OPEN PLAN HALLWAY/LOUNGE (FRONT)

17' into bay x 15'1 (max) (5.18m into bay x 4.60m (max))

Laminated flooring, UPVC double glazed bay window, twin panel central heating radiator, polished fire surround with marble hearth and inset and fitted coal effect gas fire.

#### SITTING ROOM (REAR)

15'1 x 9'1 (4.60m x 2.77m)

Modern gas fired central heating radiator, spotlights.

### OPENING INTO

#### EXTENDED AND FULLY FITTED BREAKFAST KITCHEN (REAR)

18'8 x 12'6 (5.69m x 3.81m)

Large Belfast sink with mixer taps, 2 double door and 5 single door base units, double door and single door wall unit. A further full length range of matching and additional built in storage cupboards comprising of a double door and 3 single door base units, double door and 4 single door wall units. Integrated and concealed full height fridge and freezer.

Large breakfast bar with 2 double door and a 3 pan drawer base unit incorporated. 5 ring gas hob with SAMSUNG extractor fan over. Eye level double oven, spotlights, central heating radiator, UPVC double glazed window, ceramic tiled floor.

#### EXTENDED LOBBY/UTILITY

Ceramic tiled floor, wall mounted gas fired central heating boiler, plumbing for automatic washing machine, door to outside.

#### EXTENDED FAMILY SHOWER ROOM (REAR)

10' x 6'8 (3.05m x 2.03m)

Double shower cubicle, vanity wash hand basin with double drawers below, low flush w.c. UPVC double glazed window, heated towel rail.

#### EXTENDED SEPARATE TOILET

Low flush w.c. heated towel rail, UPVC double glazed window.

### ON THE FIRST FLOOR

#### LANDING

#### BEDROOM 1 (FRONT)

14'5 x 10'5 (4.39m x 3.18m)

Sliding 3 door wardrobe, full height 4 door storage cupboard, built in double door sliding wardrobe. UPVC double glazed window, twin panel central heating radiator.

#### BEDROOM 2 (REAR)

12'9 x 7'11 (3.89m x 2.41m)

UPVC double glazed window, single panel central heating radiator.

#### BEDROOM 3 (REAR)

8'3 x 6'6 (2.51m x 1.98m)

UPVC double glazed window, single panel central heating radiator.

### OUTSIDE

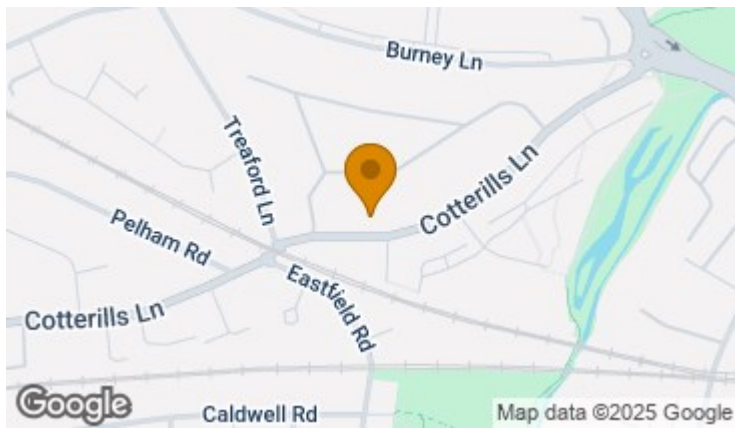
Separate tradesman's side entrance.

Paved rear garden with fenced borders.

### COUNCIL TAX BAND:

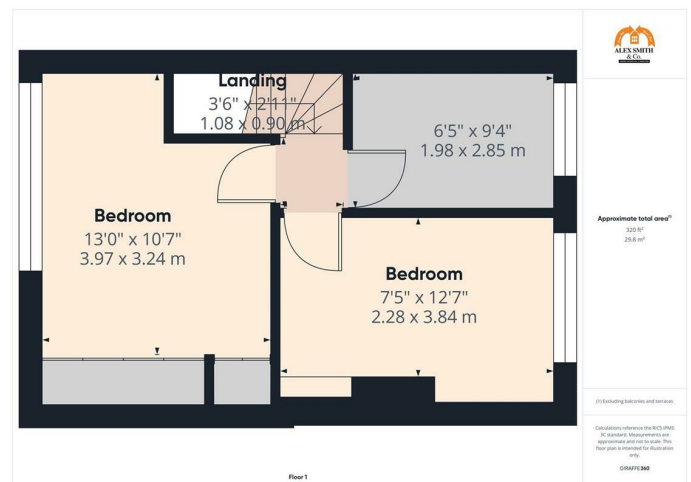
This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,491.33 Year 2025/26.





## Energy Efficiency Rating

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