



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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89 St. Saviours Road, Alum Rock, Birmingham B8 1HN

Price £199,950

A freehold, 3 bedroom mid terrace family residence benefiting from 2 ground floor reception rooms, gas fired central heating and UPVC double glazing.

In need of full modernisation and redecoration.

No upward chain.



The property is situated between Ellesmere Road and Edmund Road and stands well back from the roadway behind a gated and paved foregarden to the front.

In turn 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.

ON THE GROUND FLOOR

UPVC FRONT DOOR LEADING TO HALLWAY

Twin panel central heating radiator.

RECEPTION ROOM (FRONT)

12' x 9'5 into bay (3.66m x 2.87m into bay)

Twin panel central heating radiator, UPVC double glazed bay window, gas fire.

RECEPTION ROOM (REAR)

12'11 x 12'1 (3.94m x 3.68m)

Twin panel central heating radiator, UPVC double glazed window, gas fire.

KITCHEN (REAR)

10'8 x 6'11 (3.25m x 2.11m)

Range of kitchen floor and wall cupboards. Gas cooker point plumbing for automatic washing machine.

HALLWAY LEADING TO

GROUND FLOOR BATHROOM

Shower cubicle, wash hnad basin, low flush w.c. UPVC double glazed window, twin panel central heating radiator.

ON THE FIRST FLOOR

BEDROOM 1 (FRONT)

12'11 x 12'1 (3.94m x 3.68m)

Twin panel central heating radiator, UPVC double glazed window. Storage cupboard.

BEDROOM 2 (REAR)

12'1 x 10'2 (3.68m x 3.10m)

Twin panel central heating radiator, UPVC double glazed window. Storage cupboard housing the central heating boiler.

BEDROOM 3 (REAR)

10'5" x 6'11 (3.18m x 2.11m)

Twin panel central heating radiator, UPVC double glazed window.

REAR GARDEN

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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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