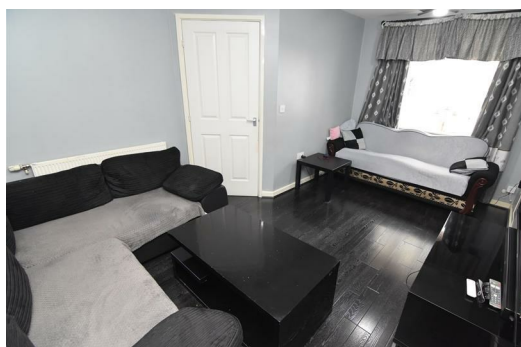
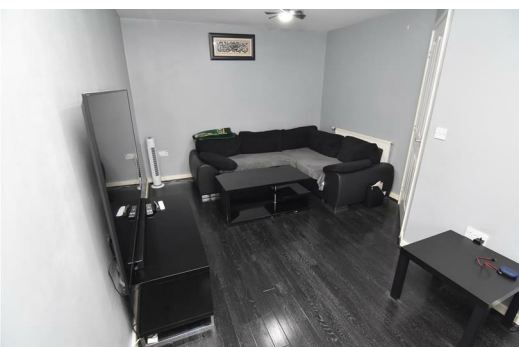




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
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www.alex-smith.co.uk



39 Naseby Road, Alum Rock, Birmingham B8 3HE

Price £239,950

Offering both off road parking and 18ft integral garage with electronic opening and closing shutters. This freehold 3 (double) townhouse benefits from gas fired central heating, UPVC double glazing, downstairs WC and upstairs bathroom.



Naseby Road is located off the main Alum Rock Road.

The property is set back from the roadway behind a lawned fore-garden and block paved vehicular driveway that provides off road parking and access to the integral garage. In turn the property is built of traditional, two storey brick construction and is surmounted by a pitched tiled roof.

The Internal Accommodation Comprises

On The Ground Floor

Composite Front Door leading to

Reception Hall

Laminated flooring, single panel central heating radiator.

Large Ground Floor Cloakroom

5'7 x 4'7 (1.70m x 1.40m)

Pedestal wash hand basin, low flush WC, single panel central heating radiator, Upvc double glazing window.

Lounge (front)

16'10 x 7'5 / 10'3 (5.13m x 2.26m / 3.12m)

Matching laminated floor, single panel central heating radiator, Upvc double glazing

Full Width Dining Kitchen

18' x 8'11 (5.49m x 2.72m)

Single drainer, stainless steel sink unit with hot and cold taps. Double door, 5 single door and a 3 drawer base unit all with work surfaces over. Double door and 3 single door wall units, a full height double door larder unit. Gas cooker point, plumbing for automatic washing machine, Worcester wall mounted gas fired central heating boiler, Upvc double glazed window and double doors to outside.

On The First Floor

Landing

Large walk in storage cupboard. Single panel central heating radiator.

Bedroom 1 (front)

16'7 x 7'4 (5.05m x 2.24m)

2 Upvc double glazed windows, single panel central heating radiator.

Bedroom 2 (through)

13'1 x 10' min / 15'10 max (3.99m x 3.05m min / 4.83m max)

Upvc double glazed windows front and rear, single panel central heating radiator.

Bedroom 3 (rear)

17'7 x 5'2 (5.36m x 1.57m)

2 Upvc double glazed windows, single panel central heating radiator.

Part Tiled Bathroom

6'7 x 6'3 (2.01m x 1.91m)

Panelled in bath with hand rails and Triton shower over, pedestal wash hand basing, low flush WC, single panel central heating radiator, Upvc double glazed window.

Outside

Block paved patio with cold water tap and timber garden store.

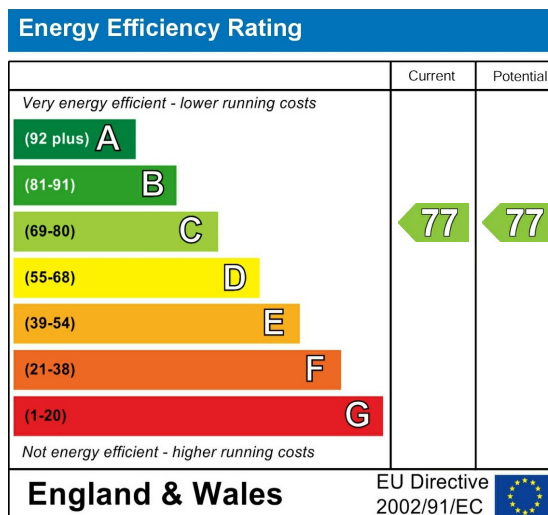
Lawned Rear Garden with fenced borders

Garage

18'2 x 7'8 (5.54m x 2.34m)

Formerly a car port which our client has turned into an integral garage with electronic opening and closing shutters.





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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