



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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123 Ward End Park Road, Ward End, Birmingham B8 2XA

Price £399,995

A much extended and greatly improved, freehold 5 bedroom semi detached family residence including substantial extensions to the side and rear elevation, together with a substantial loft conversion.

Modern fittings and decoration throughout.



Ward End Park Road is located off the main Washwood Heath Road, adjacent to Ward End Park.

The property overlooks the park from the rear garden.

The property is set well back from the roadway, behind a full width block paved foregarden/vehicular driveway. In turn the property is built of traditional two storey brick construction and is surmounted by a replacement pitched tiled roof (becoming loft conversion) with full height bay to the front elevation.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

With UPVC windows and double doors. Ceramic tiled floor.

COMPOSITE FRONT DOOR LEADING TO

RECEPTION HALL

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

EXTENDED GROUND FLOOR SHOWER ROOM (FRONT)

9'3 x 5'6 (2.82m x 1.68m)

Ceramic tiling to the walls and floor. Large double shower cubicle, vanity wash hand basin with drawers below, low flush w.c. heated towel rail, UPVC double glazed window.

MODERN AND SPACIOUS THROUGH LOUNGE

24'5 x 9'10 (7.44m x 3.00m)

UPVC double glazed bay window, 2 single panel central heating radiators. 2 centre and multiple spotlights.

MUCH EXTENDED FAMILY ROOM COMPRISING

in total 25'7 x 12'3 (min) 21'8 (max) (in total 7.80m x 3.73m (min) 6.60m (max))

Attractive ceramic tiled floor throughout, a large sitting area with centre and wall light points.

Large walk in storage area becoming

DINING AREA (rear)

With matching ceramic tiled floor, single panel central heating radiator, centre and spotlights.

OUTSTANDING BREAKFAST KITCHEN AREA

With matching ceramic tiled floor, single bowl sink unit with mixer taps, 2 double door and 2 single door base units, 3 pan drawer base unit, all with work surface over, 5 ring burner gas hob with eye level double oven and single panel central heating radiator.

Stand alone island with 2 double door built in base units with work surface over. Double door, 2 single door and a corner double door wall unit, full height larder unit with pull out drawers. Further full height larder unit with storage housing the WORCESTER gas fired central heating boiler. Housing for American style fridge freezer with additional storage above, centre light points and ample spotlights.

UPVC double glazed window and UPVC double doors.

ON THE FIRST FLOOR

EXTENDED LANDING

Providing access to 4 bedrooms, shower room and staircase to the Second Floor.

BEDROOM 1 (REAR)

14'1 into bay x 9'10 (4.29m into bay x 3.00m)

UPVC double glazed bay window, single panel central heating radiator. Built in double door and single door wardrobe.

BEDROOM 2 (FRONT)

13'1 into bay x 9'10 (3.99m into bay x 3.00m)

UPVC double glazed bay window, single panel central heating radiator.

EXTENDED BEDROOM 3 (REAR)

20'1 x 8'8 (6.12m x 2.64m)

UPVC double glazed window, twin panel central heating radiator and spotlights.

EXTENDED BEDROOM 4 (FRONT)

12'5 x 11'7 (3.78m x 3.53m)

2 UPVC double glazed window, single panel central heating radiator.

EXTENDED SHOWER ROOM

10'2 x 5'1 (3.10m x 1.55m)

Ceramic tiling to the walls and floor, large shower cubicle with multi head shower fitment, vanity wash hand basin with drawers below. Low flush w.c. Single panel central heating radiator, UPVC double glazed window.

STAIRCASE LEADING TO SECOND FLOOR

VESTIBULE LANDING

BEDROOM 5 (THROUGH)

16'8 x 9'4 (min) 13'2 (max) (5.08m x 2.84m (min) 4.01m (max))

2 Velux windows, UPVC double glazed window, single panel central heating radiator, large storage off (into eaves).

OUTSIDE

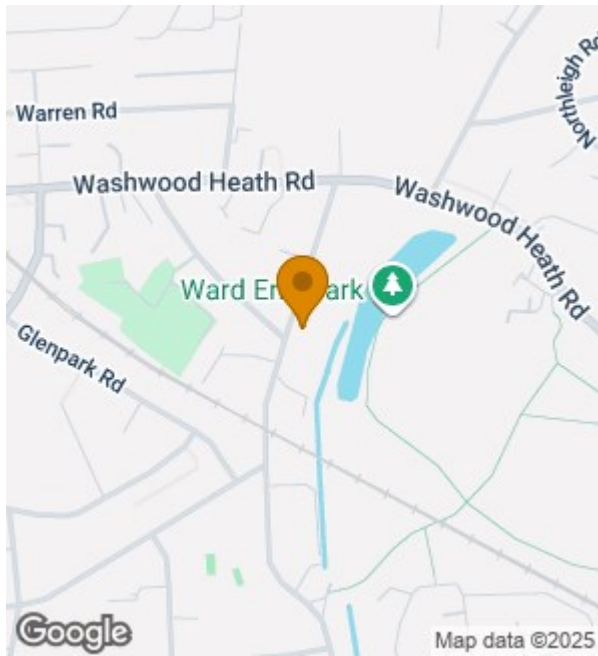
Paved patio, large lawned rear garden.

Garage at rear.

COUNCIL TAX BAND:

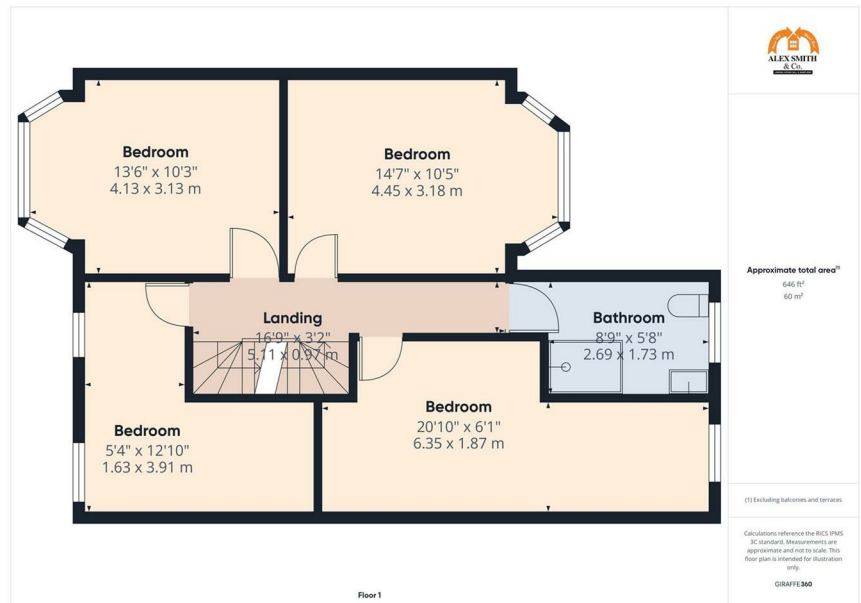
This Property falls into Council Tax Band A Council Tax Payable Per Annum £1,491.33 Year 2025/26.





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	



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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