



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

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## **35 Nearmoor Road, Shard End, Birmingham B34 7QB**

### **Price £250,000**

A very well maintained and spacious, freehold, 2 bedroom semi detached house with a wide frontage and side workshop with additional utility area and cloakroom behind. Other benefits include gas central heating, Upvc double glazing with modern fittings and decorations throughout. VACANT - MOVE STRAIGHT IN!



Nearmoor Road is located off Freasley Road which in turn leads off Pithall Road, Shard End.

The property stands back from the roadway behind a large (and wide) block paved fore-garden / driveway with ample parking for multiple cars.

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**

##### **Reception Hall**

Composite Front Door, laminated flooring, single panel central heating radiator, Upvc double glazed window, meter cupboard.

##### **Spacious and Modern Through Lounge**

22'2 x 11'6 max / 8'11 min (6.76m x 3.51m max / 2.72m min)

Upvc double glazed window (front) with Upvc "Bi-Fold" doors at rear. Twin pan and additional single panel central heating radiator.

##### **Re-Fitted Kitchen (rear)**

9'1 x 8'6 (2.77m x 2.59m)

Single drainer, single bowl sink unit with mixer taps. Double door, four single door and two pan draw base units with work surface over. Double door and single door wall unit. 4 Ring gas hob with extractor fan over, separate eye level oven. Tiled splash back, Upvc double glazed window, opening into

##### **Utility Area**

9' x 6'5 (2.74m x 1.96m)

Large, larder style double door unit with adjoining smaller double door unit. Composite doors to both the side work shop and to the rear garden.

##### **Fitted Cloak / Wash Room**

Low flush WC, wash hand basin, plumbing for an automatic washing machine with shelving / housing for a washing machine and tumble dryer.

#### **On The First Floor**

##### **Landing**

Upvc double glazed window, linen and storage cupboard, loft access.

##### **Bedroom 1 (front)**

14'3 x 9'10 (4.34m x 3.00m)

2 Upvc double glazed windows, single panel central heating radiator, mirror fronted sliding wardrobe providing access to a walk in storage cupboard.

##### **Bedroom 2 (rear)**

11'5 x 11'3 (3.48m x 3.43m)

Single panel central heating radiator, Upvc double glazed window.

##### **Modern Tiled Bathroom**

8'4 x 5'6 (2.54m x 1.68m)

Ceramic tiling to the walls and floor. Panelled in bath with multi headed shower, vanity wash hand basin with 2 drawers below, low flush WC, heated towel rail, 2 Upvc double glazed windows.

##### **Garage / Work Shop**

10'5 x 7'10 (3.18m x 2.39m)

Electronic roller shutter doors, composite door to utility area.

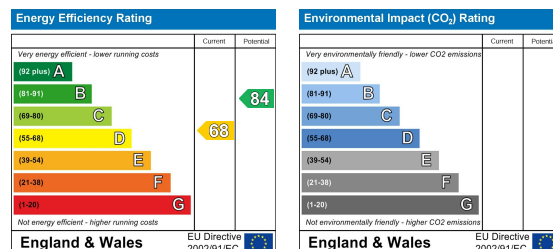
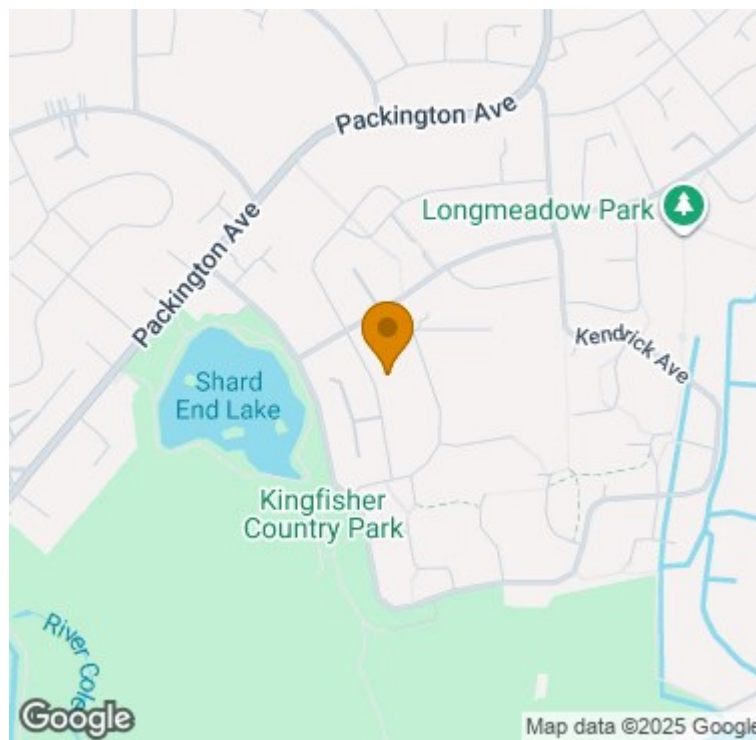
##### **OUTSIDE**

Raised decking and paved terrace, leading to lawned rear garden with large timber garden store at the rear.

##### **COUNCIL TAX BAND:**

This Property falls into Birmingham Council Tax Band B payable Per Annum £1739.89 a Year 2025/26





**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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