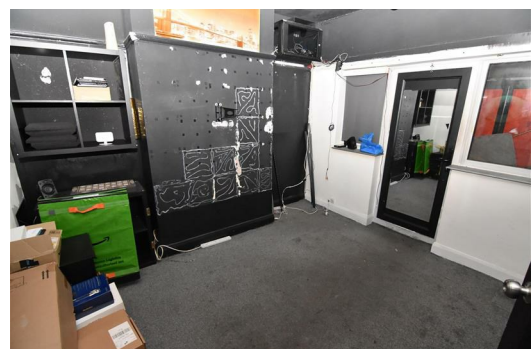
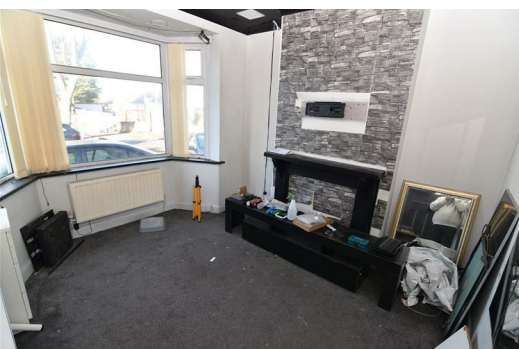




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
0121-784 6660
sales@alex-smith.co.uk
www.alex-smith.co.uk



103 Southern Road, Ward End, Birmingham B8 2EE

Price £250,000

An extended, Freehold, 3 bedroom semi with extended kitchen, utility and sun lounge. Other benefits include gas fired central heating, Upvc double glazing and off road parking space to the front. In need of modernisation. NO UPWARD CHAIN.



Southern Road is located off the main Bromford Lane, Ward End.

The property stands back from the roadway behind a lawned foregarden with vehicular driveway approach providing car parking space to the front.

In turn the property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof having full height bay to the front elevation.

The Internal Accommodation Briefly Comprises:-

On The Ground Floor

Enclosed Porch Entrance

Reception Hall

Twin panel central heating radiator, laminated flooring, fitted cloakroom with low flush WC, wash hand basin, half height tiling.

Sitting Room (front)

11'7 into bay x 10'9 (3.53m into bay x 3.28m)

Laminated flooring, Upvc double glazed bay window, twin panel central heating radiator.

Dining Room (rear)

11'4 x 10'9 (3.45m x 3.28m)

Laminated flooring, Upvc double glazed windows and door to outside, twin panel central heating radiator.

Extended Sun Lounge

9'2 x 8'6 (2.79m x 2.59m)

Extended Kitchen

11'10 x 7' min (3.61m x 2.13m min)

Ceramic tiled floor, single drainer twin bowl sink unit with mixer taps. Five single door base units with drawers and work surface over. Two full height double door storage cupboards, two single door wall units.

Opening into:-

Breakfast Area

6'11 x 5'7 (2.11m x 1.70m)

Matching ceramic tiled floor, single panel central heating radiator.

(Off access to side porch with Upvc door).

Extended utility Area

7'8 x 6'11 (2.34m x 2.11m)

Matching ceramic tiled floor. Single door base unit, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, Upvc double glazed door and window.

On The First Floor

Landing

Bedroom 1 (front)

13'10 into bay x 12'1 (4.22m into bay x 3.68m)

Upvc double glazed bay window, twin panel central heating radiator.

Bedroom 2 (rear)

10'11 x 10'3 (3.33m x 3.12m)

Upvc double glazed window, single panel central heating radiator.

Bedroom 3 (rear)

7'10 x 6'6 (2.39m x 1.98m)

Upvc double glazed window, single panel central heating radiator.

Bathroom (front)

7'2 x 5'11 (2.18m x 1.80m)

Panelled in bath with shower attachment, pedestal wash hand basin, low flush WC. Upvc double glazed window, single panel central heating radiator.

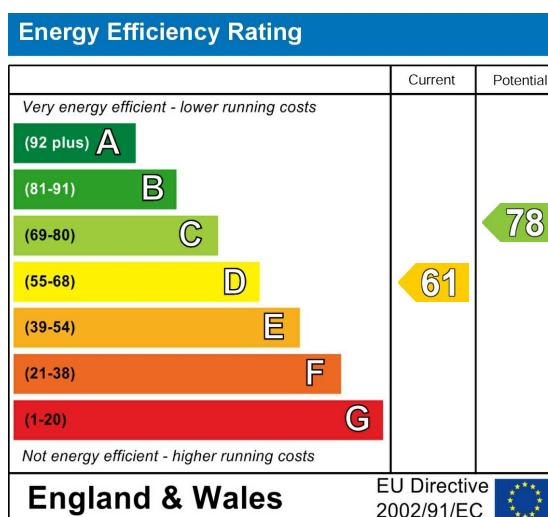
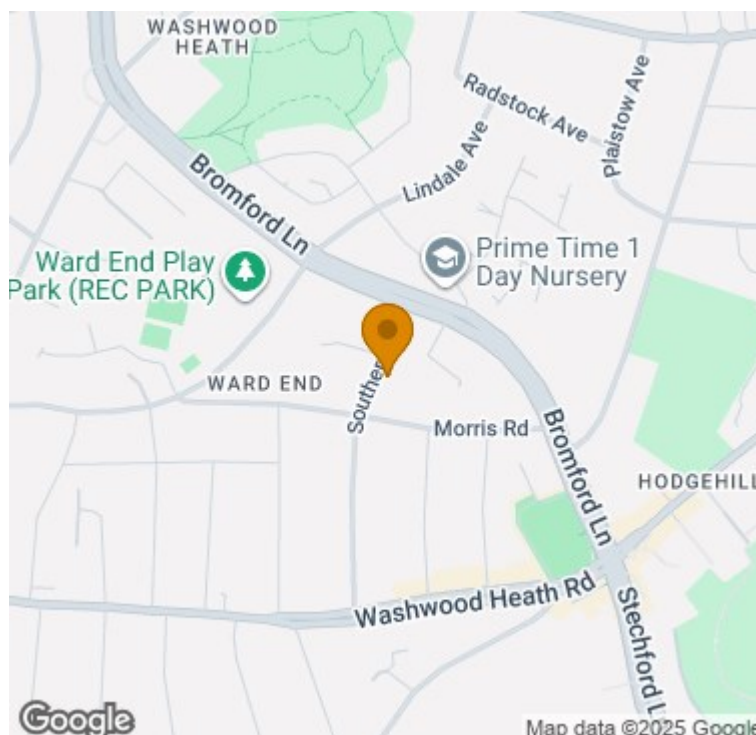
Outside

Rear garden.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,988.44 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.



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

23 COLESHILL ROAD
HODGE HILL
BIRMINGHAM B36 8DT
TEL: 0121-784 6660