



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

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## 803 Washwood Heath Road, Ward End, Birmingham B8 2NP

### Asking price £250,000

A traditional, freehold, extended 3 bedroom end terrace, benefiting from a substantial single storey extension across the rear elevation, providing an enlarged lounge, kitchen and a ground floor shower room.

Other benefits include a first floor bathroom, the installation of gas fired central heating, UPVC double glazing and off road parking space to the front.



Washwood Heath Road is located running between the Fox & Goose Shopping Centre and Saltley Gate, with number 803 being situated close to the Fox & Goose.

The property stands well back from the roadway behind a block paved foregarden/vehicular driveway that provides off road parking space to the front.

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

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### UPVC FRONT DOOR ENTRANCE TO

#### RECEPTION HALL

UPVC double glazed windows. Single panel central heating radiator, staircase off.

#### SITTING ROOM (FRONT)

13'4 into bay x 10'1 (4.06m into bay x 3.07m)

UPVC double glazed bay window, single panel central heating radiator, polished fire surround with fitted coal effect gas fire.

#### EXTENDED LOUNGE (REAR)

25'7 x 9'4 (7.80m x 2.84m)

Twin panel central heating radiator, large single panel central heating radiator, double glazed sliding patio doors.

#### EXTENDED KITCHEN (REAR)

15'1 x 5'7 min (4.60m x 1.70m min)

Ceramic tiled floor, single drainer stainless steel sink unit with mixer taps and double door base unit below. Further double door, 2 single door and a 3 drawer base unit with rounded edge work surface over. 2 double door and 3 single door wall units, gas cooker point, plumbing for automatic washing machine, skylight/Velux window. Heated towel rail.

#### ACCESS TO TILED GROUND FLOOR SHOWER ROOM

6'3 x 5'4 (1.91m x 1.63m)

Shower cubicle, pedestal wash hand basin, low flush w.c. heated towel rail, UPVC double glazed window.

### ON THE FIRST FLOOR

#### LANDING

With loft access and pull down ladder.

#### BEDROOM 1 (REAR)

11'2 x 9'5 (3.40m x 2.87m)

Single panel central heating radiator, UPVC double glazed window.

#### BEDROOM 2 (FRONT)

10'2 x 9'5 (3.10m x 2.87m)

Single panel central heating radiator, UPVC double glazed window.

#### BEDROOM 3 (FRONT)

7'2 x 5'7 (2.18m x 1.70m)

UPVC double glazed window.

#### BATHROOM

8' x 5'7 (2.44m x 1.70m)

Panelled in bath with Triton shower over, pedestal wash hand basin, low flush w.c UPVC double glazed window, single panel central heating radiator, airing cupboard housing the wall mounted Worcester gas fired central heating boiler.

#### OUTSIDE

Large paved patio, lawned rear garden with fenced borders.

#### COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,270.48 Year 2023/24.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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