



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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83 Kempson Road, Firs Estate, Castle Bromwich, B36 8LR **Asking price £199,995**

An extended and very well maintained and presented, freehold 3 bedroom semi with extended & re-fitted kitchen, gas fired central heating, Upvc double glazing and side garage.

Off road parking to the front and a secluded, well maintained garden at rear.



Kempson Road is located off Chipperfield Road, which in turn leads between Bromford Drive and the main Coleshill Road Hodge Hill.

The property is set well back from the roadway behind a neat lawned fore garden with tarmacadam vehicular driveway approach that provides off road parking as well as access to the side garage.

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

PORCH ENTRANCE

With UPVC double glazed windows and door. UPVC front door to

RECEPTION HALL

Ceramic tiled floor. Central heating radiator, staircase to First Floor.

THROUGH LOUNGE COMPRISING

DINING AREA (FRONT)

13'5 x 10'11 (4.09m x 3.33m)

Laminated flooring, UPVC double glazed window and central heating radiator.

LOUNGE (REAR)

12'10 x 11'1 (3.91m x 3.38m)

UPVC double glazed door and window,

EXTENDED KITCHEN

12'6 x 8' (3.81m x 2.44m)

Ceramic tiled floor, single drainer stainless steel sink unit with mixer taps and a range of fitted kitchen wall and base units with matching breakfast bar. Gas cooker point for Range, plumbing for automatic washing machine, UPVC double glazed window, single panel central heating radiator.

ON THE FIRST FLOOR

LANDING

UPVC double glazed window, loft access.

BEDROOM 1 (FRONT)

13' into bay x 11'1 (3.96m into bay x 3.38m)

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

BEDROOM 2 (REAR)

12'3 x 11'1 (3.73m x 3.38m)

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

BEDROOM 3 (FRONT)

7'9 x 6'1 (2.36m x 1.85m)

Laminated flooring, UPVC double glazed window, single panel central heating radiator.

BATHROOM

8'10 x 6'1 (2.69m x 1.85m)

Large stand alone bath with tiled splash back and shower attachment. Pedestal was handbasin, low flush w.c. Bidet, wall mounted gas fired central heating boiler, UPVC double glazed window, heated towel rail.

SEPARATE SHOWER ROOM

Presently not used but tiled.

OUTSIDE

SIDE GARAGE

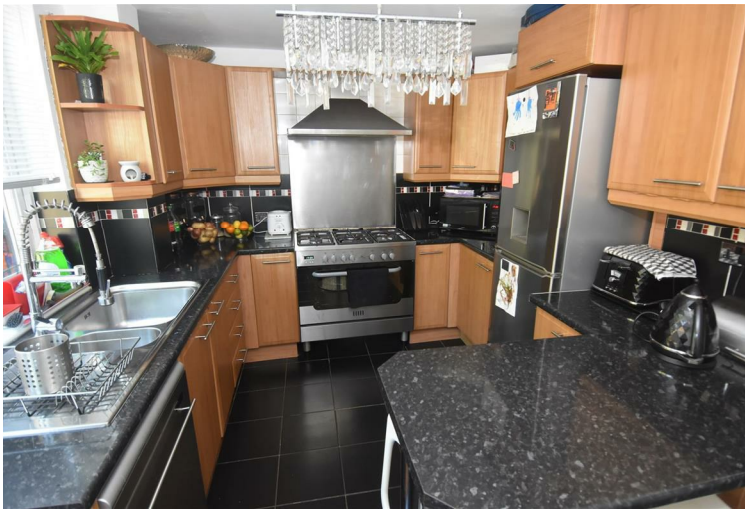
Metal and up and over door.

LAWNED REAR GARDEN

Paved patio with fenced borders.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,359.70 Year 2021/22





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	55	
(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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