



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

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## **38 Fordfield Road, Kitts Green, Birmingham B33 9TN** **Asking price £153,500**

A very well maintained and extended freehold 2 bedroom mid town house.

Extended conservatory, modern kitchen and shower room, gas central heating, Upvc double glazing and off road parking to the front.



Fordfield Road is located off Lea Ford Road.

The property is set back from the roadway behind a neat block paved fore-garden / vehicular driveway that provides off road 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.

The internal accommodation comprises

### **On The Ground Floor**

#### **Porch Entrance**

Upvc double glazed door and windows, laminated flooring.

#### **Reception Hall**

Laminated flooring, staircase off to the first floor.

#### **Lounge (front)**

13'5 into bay x 11'8 (4.09m into bay x 3.56m)

Upvc bow window, laminated flooring, large twin panel central heating radiator, understairs storage cupboard housing the house alarm control panel.

#### **Modern Full Width Kitchen (rear)**

16'1 x 6'2 (4.90m x 1.88m)

Ceramic tiled floor. Single drainer twin bowl sink unit with mixer taps. Double door, corner double door, 4 single door and a four drawer base unit all with work surfaces over. 2 Double door and four single door wall units. Large lada unit, integrated and concealed fridge and freezer, 4 ring electric hob with oven below. Plumbing for automatic washing machine, Upvc double glazed windows and door leading to

#### **Extended Conservatory**

9'1 x 8'4 (2.77m x 2.54m)

laminated flooring. Upvc double glazed windows and doors to outside. Single panel central heating radiator.

### **On The First Floor**

#### **Landing**

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

13'9 max x 9' (4.19m max x 2.74m)

Laminated flooring. Expensive built in range of fitted wardrobes and chest of drawers, Upvc double glazed window, single panel central heating radiator.

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

10'1 x 7'11 (3.07m x 2.41m)

Laminated flooring, Upvc double glazed window, single panel central heating radiator, wall mounted gas fired central heating boiler.

#### **Modern Shower Room**

7'10 x 7'6 (2.39m x 2.29m)

Expensively re-fitted with modern units and fittings comprising; Shower cubicle, large vanity wash hand basin, low flush WC, Upvc double glazed window, heated towel rail.

#### **Outside**


Read Garden with fenced borders.

#### **Council Tax**

The property is banded by Birmingham City Council as council tax band A. the amount payable in the year 2021-22 amounts to £1,170





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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