



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

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



## **17 Stow Grove, Castle Bromwich, Birmingham B36 8AY**

### **Asking price £189,995 (Freehold)**

An extended, 3 bedroom semi with extended kitchen and conservatory, gas central heating, Upvc double glazing and timber rear in line garage.

Please note that our vendor clients are in the process of buying the Freehold Interest. The property is being sold on a FREEHOLD basis.



Stow Grove is located off Ermington Crescent which in turn leads off Chipperfield Road (which leads between Bromford Drive and the main Coleshill Road, Hodge Hill.

The property stands well back from the roadway behind a tarmacadam foregarden/vehicular driveway that provides multi 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 with full height bay to the front elevation.

### **The Internal Accommodation Briefly Comprises:-**

#### **On The Ground Floor**

##### **Porch Entrance**

Upvc double glazed door and windows.

##### **Reception Hall**

Laminated flooring, single panel central heating radiator, cloaks cupboard housing the Gas Fired Central Heating Boiler and Upvc double glazed window.

##### **Sitting Room (front)**

13'8 x 9'11 (4.17m x 3.02m)

Upvc double glazed window, two single panel central heating radiators.

Double doors leading to:-

##### **Lounge (rear)**

12'11 x 9'11 (3.94m x 3.02m)

Polished fire surround with electric fire, Upvc double glazed windows and double doors leading to:-

##### **Extended Conservatory (rear)**

12'10 x 8'3 (3.91m x 2.51m)

Upvc double glazed door and windows, ceramic tiled floor.

Access to kitchen:-

##### **Extended Kitchen (rear)**

13'11 x 5'7 (4.24m x 1.70m)

With access available off the hallway and conservatory.

Single drainer stainless steel sink unit with mixer taps, double door single door and a three pan drawer fitted base unit all with work surfaces over. Double door wall unit, double door larder unit, four ring gas hob with eye level oven over, built in microwave, plumbing for automatic washing machine and dishwasher, ceramic tiled floor, Upvc double glazed door and windows, gas fired central heating radiator.

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

##### **Landing**

Upvc double glazed window.

##### **Bedroom One (front)**

13'6 into bay x 9'11 (4.11m into bay x 3.02m)

Twin panel central heating radiator, Upvc double glazed window.

##### **Bedroom Two (rear)**

12'8 x 9'11 (3.86m x 3.02m)

Upvc double glazed window, single panel central heating radiator.

##### **Bedroom Three (front)**

6'5 x 5'9 (1.96m x 1.75m)

Upvc double glazed window, single panel central heating radiator.

##### **Family Bathroom (rear)**

5'7 x 5'3 (1.70m x 1.60m)

Panelled in bath with shower fitment over, pedestal wash hand basin, low flush WC, built in vanity and storage cupboard, Upvc double glazed window, heated towel rail.

##### **Outside**

Separate tradesman side entrance, shared vehicular driveway leading to rear in line garage.

Rear decking, lawned rear garden.

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

This Property falls into Birmingham Council Tax Band Council B Tax Payable Per Annum £1,239,77 Year 2018/2019.

##### **Private Survey**

HAVE YOU FOUND A PROPERTY AND NEED A SURVEY?

If you're looking to buy another home, and need a survey, why not let Alex Smith F.R.I.C.S. help you? With over 40 years experience carrying out home buyer surveys throughout the Birmingham Area. Independent advice from a Chartered Surveyor, reports that can include your individual requirements, ability to re-negotiate purchase price if major defects are found and be well informed in making one of your largest financial decisions.

Why not give me a call on 0121 784 6660.

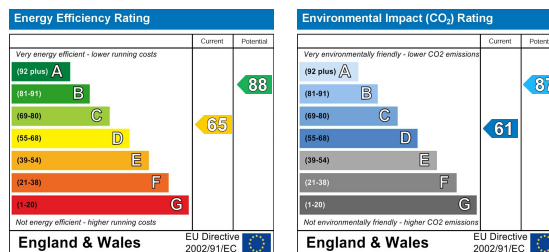
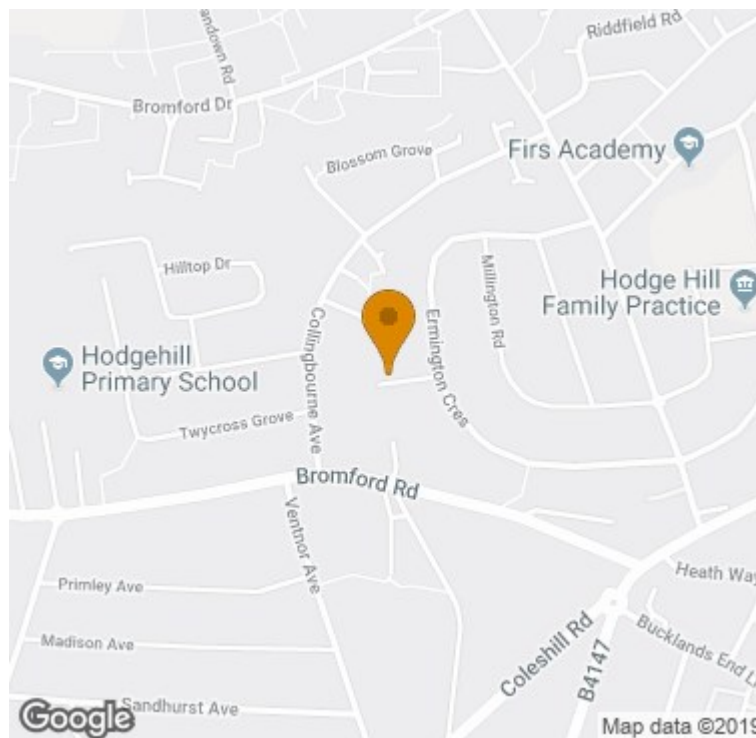
Kind regards.

Amanda Bull. M.N.A.E.A.  
Alex Smith & Company









**TENURE:** Whilst the property is currently Leashold the property will be Freehold upon completion.

**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) or 0121 748 4333 (Castle Bromwich)

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