



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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



45 Morris Road, Washwood Heath, Birmingham B8 2EL
Asking price £179,995

An extended, Freehold 3 (double) bedroomed end town house with extended Upvc double glazed conservatory and extended wet room. Two reception rooms.

Other benefits include gas central heating, Upvc double glazing and off road parking space to the front.

Modernisation and re-decoration required.



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

The property stands well back from the roadway behind a full width block paved foregarden/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 BRIEFLY COMPRISES:-

ON THE GROUND FLOOR

Upvc front door entrance to:-

RECEPTION HALL

Upvc double glazed window, twin panel central heating radiator, under stairs storage.

Off is a:-

SEPARATE CLOAKROOM

Low flush WC, wash hand basin, Upvc double glazed window, single panel central heating radiator.

KITCHEN (FRONT)

13'8 x 9'5 (4.17m x 2.87m)

A range of re-fitted wall and base kitchen units, four ring gas hob with oven below, plumbing for automatic washing machine and dishwasher, two Upvc double glazed windows, single panel central heating radiator.

SITTING ROOM (REAR)

13'6 x 12'1 (4.11m x 3.68m)

Fitted gas fire, single panel central heating radiator.

Off is an:-

EXTENDED CONSERVATORY (REAR)

11'8 x 10'7 (3.56m x 3.23m)

Upvc double glazed double doors and windows.

DINING ROOM (REAR)

13'8 x 8'11 (4.17m x 2.72m)

Upvc double glazed window, single panel central heating radiator, fitted gas fire.

LOBBY

With access to the conservatory and:-

EXTENDED WET ROOM (REAR)

7'7 x 7'5 (2.31m x 2.26m)

Tiled shower area, wash hand basin, low flush WC, single panel central heating radiator, Upvc double glazed window.

ON THE FIRST FLOOR

LANDING

Upvc double glazed window, single panel central heating radiator.

BEDROOM 1 (REAR)

14'2 x 12'1 (4.32m x 3.68m)

Upvc double glazed window, single panel central heating radiator.

BEDROOM 2 (REAR)

13'11 x 8'11 (4.24m x 2.72m)

Upvc double glazed window, single panel central heating radiator.

BEDROOM 3 (FRONT)

9'6 x 8'3 (2.90m x 2.51m)

Upvc double glazed window, single panel central heating radiator.

DATED FIRST FLOOR FAMILY BATHROOM (FRONT)

7'1 x 4'11 (2.16m x 1.50m)

Panelled in bath with shower fitment over, 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 A Council Tax Payable Per Annum £1,062.67 Year 2018/2019.

PRIVATE SURVEY

HAVE YOU FOUND A PROPERTY AND NEED A SURVEY?

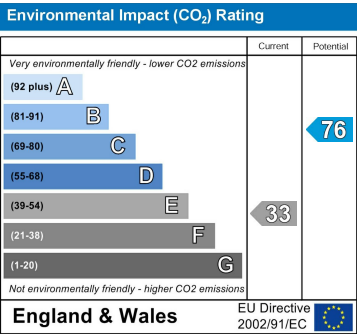
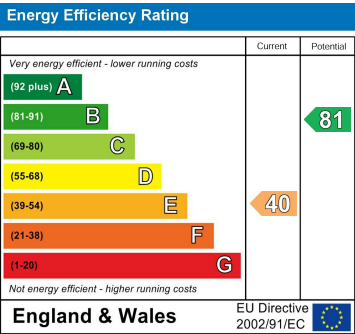
If you're looking to buy another home, and need a survey, why not let Alex Smith F.R.I.C.S. help you? With over 40 years experience carrying out home buyer surveys throughout the Birmingham Area. Independent advice from a Chartered Surveyor, reports that can include your individual requirements, ability 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: 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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