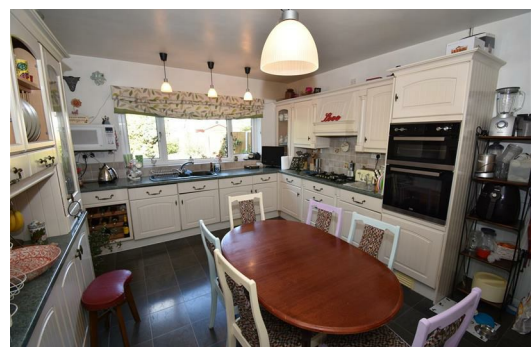




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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



86 Morris Road, Ward End, Birmingham B8 2ED

Asking price £265,000

A much extended and improved, freehold, 3 (double) bedroom semi-detached family home. Benefits include a substantial breakfast kitchen extension, a new 3rd bedroom with en-suite shower room, gas central heating, Upvc double glazing and off-road parking space to the front.



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

This extended property is located back from the roadway behind a majority paved fore-garden / vehicular drive that provides off road parking space to the front.

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 accommodation comprises,

GROUND FLOOR

Reception Hall

Pvc front door entrance, wooden floor, Upvc double glazed window, twin panel central heating radiator.

Lounge (front)

14'7 x 10' (4.45m x 3.05m)

Modern feature fireplace with coal effect gas fire. Upvc double glazed window, twin panel central heating radiator, hard wood flooring.

Sitting Room (rear)

12'6 x 10' (3.81m x 3.05m)

Laminated flooring, twin panel central heating radiator, Upvc double glazed sliding patio doors,

Fitted Cloakroom

Low flush WC and wash hand basin.

Extended Breakfast Kitchen (rear)

14' x 12'7 (4.27m x 3.84m)

Laminate flooring, single drainer twin bowl sink unit with mixer taps, five double door, a single door and a three drawer base unit all with rounded edge work surface over. Three single door wall units, three single door display units, display shelving. 5 Ring gas hob with built-in oven and grill, twin panel central heating radiator, Upvc door and double glazed window.

Extended Full Length Side Utility / Passage

17'2 x 4'11 (5.23m x 1.50m)

Upvc front door, twin panel central heating radiator and plumbing for an automatic washing machine.

FIRST FLOOR

Internally Extended Landing

Incorporating the original landing and former 3rd bedroom. Upvc double glazing and loft access off.

Bedroom 1 (front)

15' into bay x 10' (4.57m into bay x 3.05m)

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

Bedroom 2 (rear)

12'4 x 10' (3.76m x 3.05m)

Upvc double glazed window, twin panel central heating radiator, two double door built-in wardrobes.

Extended Bedroom 3 (rear)

11'11 x 11'10 (3.63m x 3.61m)

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

En-Suite Shower Room

6'8 x 5'8 (2.03m x 1.73m)

Enclosed shower cubicle, pedestal wash hand basin, low flush WC, heated towel rail.

Extended Family Bathroom (front)

11'10 x 4'10 (3.61m x 1.47m)

Wooden flooring, corner bath with shower attachment, separate shower cubicle, pedestal wash hand basin, low flush WC, half height tiling, Upvc double glazed window and heated towel rail.

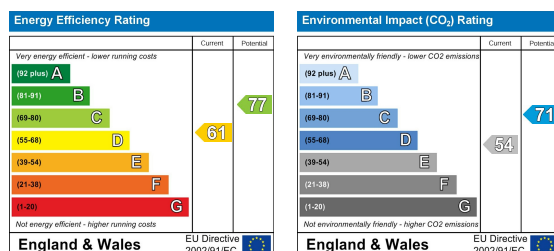
OUTSIDE

Rear Decking

Large Well Maintained Rear Garden - with mature borders.

Council Tax

This property is banded by Birmingham City Council, Band B £1246 per annum.



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.



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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