



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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



826 Washwood Heath Road, Ward End, Birmingham B8 2NW Offers in the region of £239,950

Reduced by £10,000 ... A very well maintained, freehold 3 bedroom end terrace with 2 reception rooms, a re-fitted kitchen, gas central heating, Upvc double glazing and side garage with off road parking to the front.

A virtual tour is now available online.



Washwood Heath Road is located running away from the Fox & Goose shopping centre.

Number 826 is located close to the Fox & Goose between Southern Road and Foley Road.

The property is set well back from the roadway behind a full width block paved fore-garden / vehicular driveway that provides off road parking space to the front as well as access to the side garage.

In turn, the property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof.

The accommodation comprises

On The Ground Floor

Porch Entrance

Reception Hall

Single panel central heating radiator.

Cloakroom

Low flush WC, wash hand basin, storage space.

Sitting Room (front)

13'6 x 12'11 (4.11m x 3.94m)

Upvc double glazed window with additional secondary glazed unit. Twin panel central heating radiator, inset fitted coal effect gas fire.

Sitting Room (rear)

13'10 x 8'11 (4.22m x 2.72m)

Pine stripped floor, twin panel central heating radiator, secondary glazed unit, sliding patio doors.

Breakfast Kitchen (rear)

10'7 x 10' (3.23m x 3.05m)

Hard wood flooring, single drainer stainless steel sink unit with mixer taps. 2 Double door, a single door and a 3 drawer base unit all with work surface over. 2 Double door matching wall units, additional double door store, gas point for range, Valiant gas fired central heating boiler, 2 Upvc double glazed windows.

Full Width Rear Veranda

18' average x 8'4 (5.49m average x 2.54m)

Block paved floor. Plumbing for automatic washing machine, wall and base storage units.

On The First Floor

Return staircase to

Landing

Upvc double glazed window, linen and storage cupboard, loft access.

Bedroom 1 (front)

13'5 x 13' (4.09m x 3.96m)

Upvc double glazed window with additional secondary glazed unit. Twin panel central heating radiator.

Bedroom 2 (rear)

10'9 x 10'1 (3.28m x 3.07m)

Upvc double glazed window, twin panel central heating radiator

Bedroom 3 (rear)

10'4 x 10'1 max / 8'5 min (3.15m x 3.07m max / 2.57m min)

Upvc double glazed window, twin panel central heating radiator.

Bathroom (side)

6'3 x 4'8 (1.91m x 1.42m)

Majority tiled, panelled in bath with Triton shower over, pedestal wash hand basin.

Outside

Paved Patio

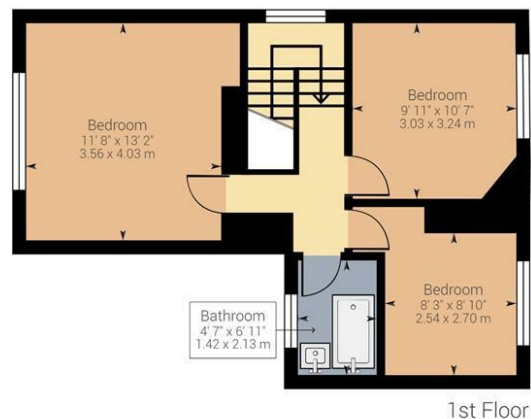
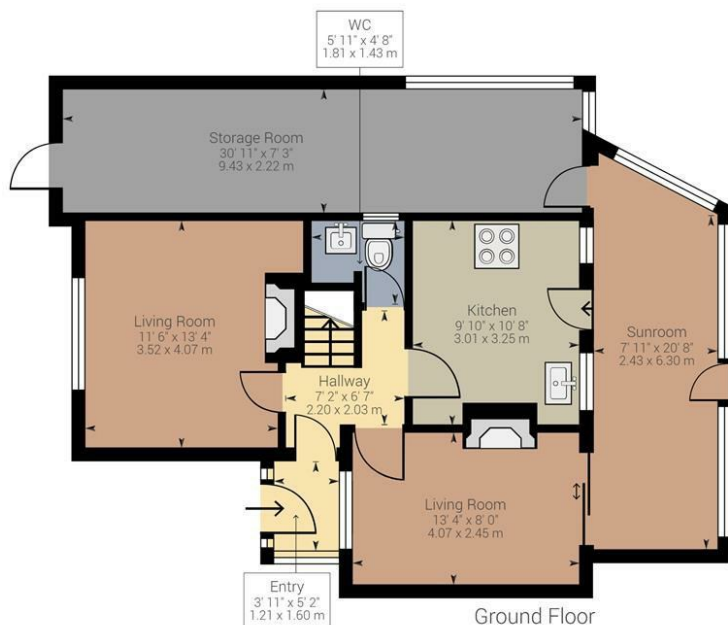
Lawned rear garden

Large brick built full width store with power and lighting.

Council Tax

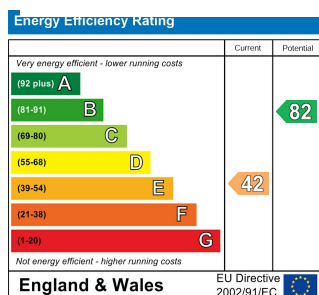
This property is banded by Birmingham City Council as council tax band "C" and the amount payable in the year 2019-2020 was £1,482





Approximate net internal area: 1322.46 ft² / 122.86 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360



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**