



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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8 Monk Road, Ward End, Birmingham B8 2TS

Asking price £159,950

A virtual tour is now available online.

OFFERS INVITED.... A traditional, freehold, 2 bedroom mid terrace with 2 reception rooms, gas fired central heating and Upvc double glazing.

No upward chain.



Monk Road is located off the main Washwood Heath Road, Ward End.

The property is set back from the roadway behind a small foregarden approach and in turn is built of traditional two storey brick construction being surmounted by a pitched tiled roof.

The accommodation comprises.

Inner Porch Entrance.

Reception Hall

Single panel central heating radiator

Sitting Room (front)

13'2. x. 10'3 (3.96m'0.61m. x. 3.05m'0.91m)

Upvc double glazed bay window.

Lounge (rear)

13'7. x. 12'3 (3.96m'2.13m. x. 3.66m'0.91m)

Upvc double glazed door to outside. Twin panel central heating radiator. Polished fire surround with hearth and inset with electric fire.

Kitchen (rear)

10'2. x. 7'5 (3.05m'0.61m. x. 2.13m'1.52m)

Single drainer stainless steel sink unit with mixer taps. 2 x double door, a corner double door and a 4 drawer base unit, all with work surface over. 2 x double door wall units. 2 x Upvc double glazed windows and Upvc double glazed door to outside. Wall mounted gas fired central heating boiler.

On The First Floor

Landing

Bedroom 1 (front)

13'7. x 12' (3.96m'2.13m. x 3.66m')

Upvc double glazed window, twin panel central heating radiator m

Bedroom 2 (rear)

12'5. x 10'6 (3.66m'1.52m. x 3.05m'1.83m)

Upvc double glazed window, single panel central heating radiator.

Bathroom

11'10. x. 7'6 (3.35m'3.05m. x. 2.13m'1.83m)

Panelled in bath, separate shower cubicle, pedestal wash hand basin, low flush WC, Upvc double glazed window, single panel central heating radiator, linen and storage cupboard.

Outside

Paved terrace, timber garden store, lawned rear garden.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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