



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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30 Wallbank Road, Ward End, Birmingham B8 2EX **Offers in the region of £169,950**

A modernised and improved, freehold, 2 bedroom end town house with gas central heating and Upvc double glazing.

The property benefits from a refitted kitchen and bathroom and is well decorated throughout.

Off road parking is available at the front of the property with a well maintained garden at rear.



Wallbank Road is located off the main Washwood Heath Road opposite Ward End Park.

The property stands well back from the roadway behind a wide foregarden/vehicular driveway approach that provides off road parking space to the front and has a drop down kerb.

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

Composite front door leading to

Reception Hall

Single panel central heating radiator. UPVC double glazed window. Full height meter cupboard.

Spacious Through Lounge

22'4 x 11'6 max (6.81m x 3.51m max)

Laminated flooring. Two UPVC double glazed windows. Two twin panel central heating radiators.

Modern refitted kitchen (rear)

9'10 x 8'3 (3.00m x 2.51m)

Single drainer stainless steel sink unit with mixer taps, 6 single door and a 4 drawer base unit, all with rounded edge work surface over. 2 double door and 3 single door wall units. Gas cooker point, expensive ceramic tiled floor.

MATCHING UTILITY AREA

17'1 x 4'6 (5.21m x 1.37m)

UPVC doors front and rear. Twin panel central heating radiator, plumbing for automatic washing machine, matching storage units.

ON THE FIRST FLOOR

Landing

UPVC double glazed window. Double door linen and storage cupboard.

Bedroom 1 (front)

14'10 x 10'1 (4.52m x 3.07m)

Two UPVC double glazed windows. Twin panel central heating radiator. Double door built in wardrobe housing the IDEAL gas fired central heating boiler.

Bedroom 2 (rear)

11'4 x 11'3 (3.45m x 3.43m)

UPVC double glazed window. Single panel central heating radiator.

Tiled Bathroom

7'9 x 5'6 (2.36m x 1.68m)

Paneled in bath with handrails and shower attachment. Pedestal wash hand basin, low flush w.c. Heated towel rail, 2 UPVC double glazed windows.

OUTSIDE

Paved terrace. Lawned rear garden with fenced borders.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,106.87 Year 2020/2021.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	54	62
(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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