



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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19 Perrins Grove, Ward End, Birmingham B8 2EU **Asking price £159,950**

A freehold 2 bedroom end town house with gas fired central heating, majority Upvc double glazing and off road parking space to the front.

Located opposite Ward End Park. No upward chain.



Perrins Grove is located off the main Washwood Heath Road directly opposite Ward End Park.

Perrins Grove is a cul de sac with number 19 located in the heart of the road.

The property is set well back from the roadway behind a neat foregarden approach with tarmacadam vehicular driveway 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.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

UPVC double glazed door and window.

RECEPTION HALL

Twin panel central heating radiator, UPVC double glazed window. Full height meter cupboard, understairs storage cupboard.

THROUGH LOUNGE

22'9 x 11'3 max 8'9 min (6.93m x 3.43m max 2.67m min)

Tiled hearth and fireplace with fitted gas fire. UPVC double glazed window (front). 2 twin panelled central heating radiators.

KITCHEN (REAR)

8'11 x 8'2 (2.72m x 2.49m)

Twin drainer stainless steel sink unit with 3 door base unit below. 2 double door and a single door wall unit, gas cooker point, plumbing for automatic washing machine ad pantry.

ON THE FIRST FLOOR

LANDING

Airing cupboard with WORCESTER gas fired central heating boiler.

BEDROOM 1 (FRONT)

17' 1 x 10' (5.18m 0.30m x 3.05m)

2 UPVC double glazed windows, twin panel central heating radiator, double door enclosed wardrobe.

BEDROOM 2 (REAR)

11'7 x 11'8 max (3.53m x 3.56m max)

Twin panel central heating radiator.

BATHROOM

5'6 x 5 (1.68m x 1.52m)

Paneled in bath with shower fitment over. Pedestal wash hand basin, single panel central heating radiator.

SEPARATE TOILET

Low flush w.c.

SIDE PORCH/UTILITY

12'11 x 4'11 (3.94m x 1.50m)

UPVC front door and rear door, located off is a storage area.

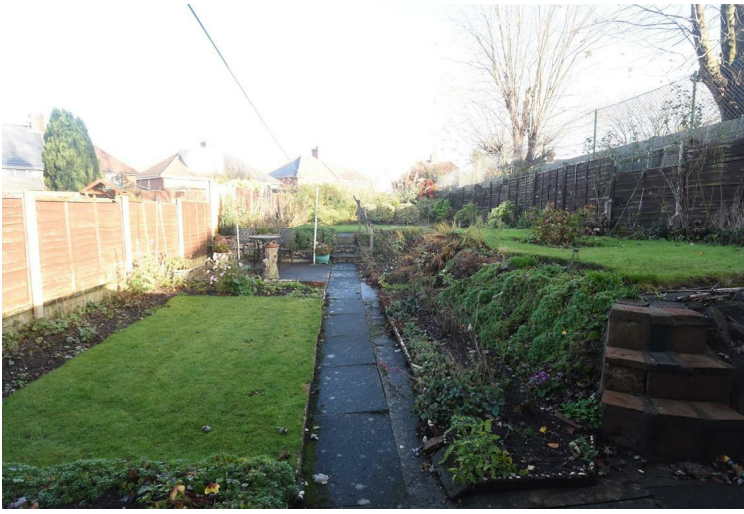
OUTSIDE

Paved terrace and pathway.

Very well maintained and presented lawned rear garden with attractive borders.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1.106.87 Year 2020/21





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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