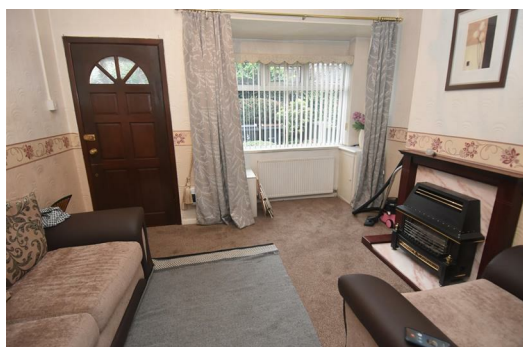
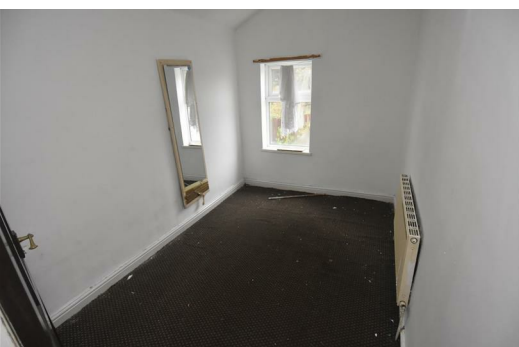




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

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



## **3 Grange Avenue, Off Asquith Road, Birmingham B8 2HN** **Asking price £134,950**

REDUCED BY £5,000

A traditional, freehold 2 bedroom terrace with Upvc double glazing.

No vehicular access. No upward chain. Move right in. Virtual Tour and Floor Plan now available online.



Grange Avenue is located off Asquith Road which in turn leads off the main Washwood Heath Road, Ward End.

Grange Avenue is a walkway and has no vehicular access.

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 INTERNAL ACCOMMODATION BRIEFLY COMPRISES:

#### ON THE GROUND FLOOR

##### PORCH ENTRANCE

##### LOUNGE (FRONT)

12'3 x 12'2 (3.73m x 3.71m)

UPVC double glazed window, single panel central heating radiator. Polished fire surround with coal effect fitted gas fire. Single panel central heating radiator

opening into

##### DINING ROOM (REAR)

14'3 x 12'4 (4.34m x 3.76m)

Fire surround with coal effect gas fire, twin panel central heating radiator, UPVC double glazed window.

##### KITCHEN (REAR)

9'6 x 4'7 (2.90m x 1.40m)

Single drainer stainless steel sink unit with double door base unit below. 3 drawer base unit with rounded edge work surface over. Gas cooker point, plumbing for automatic washing machine, single panel central heating radiator, UPVC double glazed door and window.

##### LOBBY

##### GROUND FLOOR BATHROOM

8'2 x 6'11 (2.49m x 2.11m)

Panelled in bath, pedestal wash hand basin, low flush w.c. Linen and airing cupboard, single panel central heating radiator, UPVC double glazed window.

#### ON THE FIRST FLOOR

##### LANDING

##### BEDROOM 1 (FRONT)

13'1 x 9'10 (3.99m x 3.00m)

UPVC double glazed window. Single panel central heating radiator, 2 double door built in wardrobes.

##### BEDROOM 2 (REAR)

14'11 x 9'4 (4.55m x 2.84m)

UPVC double glazed window, single panel central heating radiator. Storage cupboard off housing the gas fired central heating boiler.

##### OUTSIDE

Paved terrace. Lawned rear garden.

Garden store at rear.

##### 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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