



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

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## **21 The Parklands, Stockland Green, Birmingham B23 6LA** **Asking price £165,000**

A freehold, 3 bedroom semi detached family residence with side garage.

The property benefits from electric heating and aluminium framed double glazed windows. Please note that the property does require modernisation and redecoration throughout. NO UPWARD CHAIN.



The Parklands is located off Short Heath Road which in turn leads off Streetly Road.

The property stands back from the roadway behind a lawned foregarden with paved vehicular driveway approach providing access to the side garage and off road parking.

The property is built of traditional 2 storey brick construction and is surmounted by a pitched tiled roof.

## **THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES**

### **ON THE GROUND FLOOR**

#### **RECEPTION HALL**

Valor Inca gas wall heater. Staircase off.

#### **LOUNGE (REAR)**

15' x 13'3 (4.57m x 4.04m)

Tiled hearth and fireplace with fitted gas fire. Electric night storage heater. aluminium framed double glazed window and door to outside. Serving hatch to kitchen.

#### **KITCHEN (FRONT)**

10'10 x 8'7 (3.30m x 2.62m)

Single drainer stainless steel sink unit with a range of dated wall and base kitchen units, gas cooker point, aluminium framed double glazed window, electric night storage heater, aluminium framed double glazed door to the side (outside).

### **ON THE FIRST FLOOR**

#### **LANDING**

Linen and storage cupboard housing the hot copper cylinder water tank. Loft access.

#### **BEDROOM 1 (REAR)**

15'1 x 8'11 (4.60m x 2.72m)

2 aluminium framed double glazed windows, electric night storage heater.

#### **BEDROOM 2 (FRONT)**

10' x 8'2 (3.05m x 2.49m)

Aluminium framed double glazed window, electric night storage heater.

#### **BEDROOM 3 (FRONT)**

7'1 x 6'7 (2.16m x 2.01m)

Aluminium framed double glazed window.

#### **BATHROOM (SIDE)**

8'1 x 4'9 (2.46m x 1.45m)

Panelled in bath with shower attachment, pedestal wash hand basin, low flush w.c. aluminium framed double glazed window.

#### **SIDE GARAGE**

16'3 x 8'5 (4.95m x 2.57m)

Metal up and over door.

Door at rear to rear garden.

#### **LAWNED REAR GARDEN**

Paved terrace.

Fenced borders.

#### **COUNCIL TAX BAND:**

This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,475.82 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>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</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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