



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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126 Tarry Road, Alum Rock, Birmingham B8 3JH

Asking price £89,950

Freehold 2 bedroom terrace in need of modernisation and re-decoration throughout. Originally a 3 bedroom property now with an additional 2nd first floor bathroom. 2 RECEPTION ROOMS. No upward chain.



This Property falls into Birmingham Council Tax Band A. The Council Tax Payable Per Annum is £862.78 for year 2014/15

Tarry Road can be located directly off the main Alum Rock Road, alternatively via Nansen Road, Washwood Heath.

The property stands back from the roadway behind a small walled foregarden and in turn is built of traditional two storey brick construction being surmounted by a pitched tiled roof with single height bay to the front elevation.

The Internal Accommodation Briefly Comprises

GROUND FLOOR

Inner Porch Entrance

Reception Hall

With understairs store

Sitting Room (front)

13'0" x 9'1" (3.96 x 2.77)

UPVC double glazed bay window

Radiation gas fire

Lounge (rear)

12'2" x 11'1" (3.71 x 3.38)

Fitted gas fire

Kitchen (rear)

10'9" x 6'8" (3.28 x 2.03)

Single drainer stainless steel sink unit with storage units

Four ring gas hob

Ventilated Lobby

Ground Floor Bathroom (1)

6'8" x 4'8" (2.03 x 1.42)

Panelled in bath

Pedestal wash hand basin

Low flush WC

FIRST FLOOR

Landing

Bedroom 1 (front)

12'2" x 11'2" (3.71 x 3.40)

Two UPVC double glazed windows

Bedroom 2 (rear)

11'3" x 9'3" (3.43 x 2.82)

Bathroom (2)

8'8" x 6'9" (2.64 x 2.06)

Panelled in bath

Pedestal wash hand basin

Low flush WC

Airing cupboard off

OUTSIDE

Overgrown rear garden



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

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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