



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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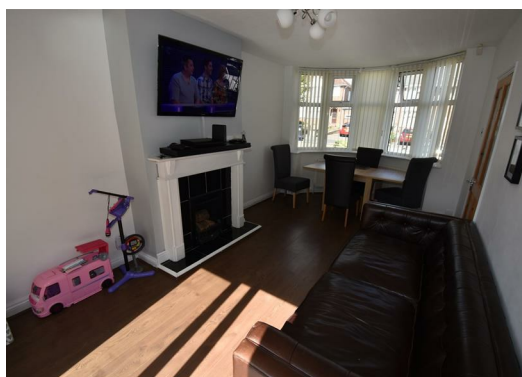


34 Haycroft Avenue, Ward End, Birmingham B8 3LA
Asking price £134,950

REDUCED MUST BE VIEWED Recently re-decorated with full boarded loft for storage.

Well maintained, freehold 2 bedroom semi with gas central heating and Upvc double glazing.

VIEWING ESSENTIAL.



Haycroft Avenue is located off Harts Road which in turn leads off Glenpark Road, Ward End.

The property stands back from the roadway behind a neat foregarden with full length pathway approach.

The property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof having full height bay to the front elevation.

THE ACCOMMODATION BRIEFLY COMPRISES:-

ON THE GROUND FLOOR

RECEPTION HALL

Twin panel central heating radiator. Staircase off. Laminated flooring.

THROUGH LOUNGE

19'1" (into bay) x 10'1" (5.82 (into bay) x 3.07)

Matching laminated flooring. Polished fire surround. Single panel central heating radiator. Upvc double glazed bay window. Additional Upvc double glazed sliding patio doors.

REFITTED KITCHEN (REAR)

8'11" max x 5'8" (2.72 max x 1.73)

Ceramic tiled floor. Single drainer stainless steel sink unit with mixer taps. Two single door base units. Two double door and two single door wall units. Four ring gas hob with oven below and stainless steel chimney over. Ferroli wall mounted gas fired central heating boiler. Upvc double glazed window.

ON THE FIRST FLOOR

LANDING

Upvc double glazed window.

New Loft Access:- Leading to a freshly fully boarded loft ideal for ample storage.

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.

BEDROOM 1 (FRONT)

13'3" x 11'1" (maximum into bay) (4.04 x 3.38 (maximum into bay))

Two Upvc double glazed windows (one of which is a bay window). Single panel central heating radiator. Linen and storage cupboard.

BEDROOM 2 (REAR)

9'10" x 7'9" (3.00 x 2.36)

Upvc double glazed window. Single panel central heating radiator.

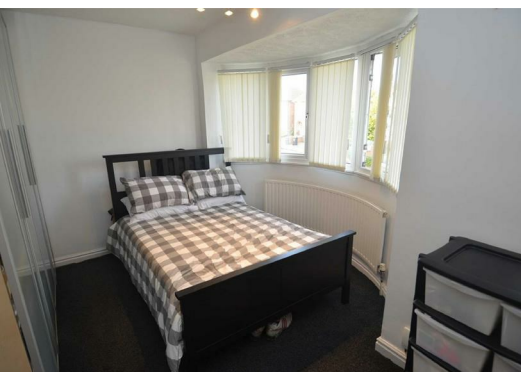
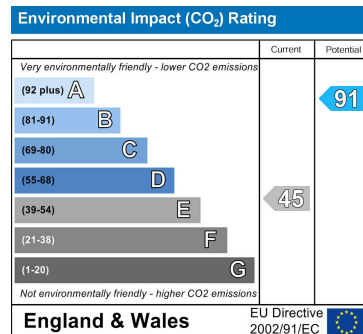
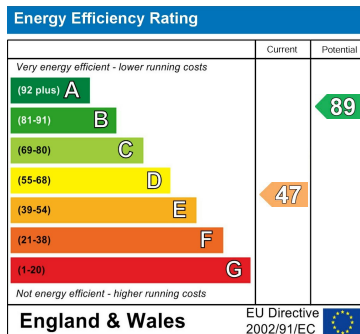
SHOWER ROOM

6'9" max x 5'9" (2.06 max x 1.75)

Shower cubicle. Pedestal wash hand basin. Low flush WC. Single panel central heating radiator. Upvc double glazed window. Laminated flooring.

OUTSIDE

Paved terrace. Rear garden. Large store/garage at rear.



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