



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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703 Washwood Heath Road, Ward End, Birmingham B8 2LH Asking price £325,000

A substantial, Freehold 3/4 (Box Room) bedroom semi detached house with three reception rooms a ground floor shower room and first floor bathroom. The property has partial Upvc double glazing and partial secondary glazing. The property occupies a corner position (Washwood Heath Road and Thornton Road) and has access from both.

Gas central heating. Garage and access from the side and rear. Modernisation and re-decoration required throughout.



Washwood Heath Road is the main road running from the Fox & Goose shopping centre to Saltley Gate.

Number 703 is located on the corner of Washwood Heath Road and Thornton Road.

The property stands back from the roadway behind a good sized fore and side garden with pathway approach. This semi detached house is built of traditional two storey brick construction and is surmounted by a pitched tiled roof having full height bay to the front elevation.

Being located on a corner position ensures that there is a wide side plot and a substantial rear garden running down the side of Thornton Road both pedestrian and vehicular access can be attained via Thornton Road where a large garage and out-houses exist.

The Internal Accommodation Briefly Comprises:-

On The Ground Floor

Porch Entrance

Reception Hall

Twin panel central heating radiator, ceramic tiled floor, full height pantry, staircase off.

Lounge (front)

15'9 into bay x 11'9 (4.80m into bay x 3.58m)

Polished fire surround with tiled inset and fitted gas fire, single panel central heating radiator, secondary glazed window.

Lounge (rear)

17'5 x 10'2 (5.31m x 3.10m)

Polished fire surround with tiled hearth and inset, Upvc double glazed door and window.

Breakfast Room (rear).

11'8 x 10'5 (3.56m x 3.18m)

Upvc double glazed side bay window, single panel central heating radiator.

Kitchen (rear)

10'4 x 7'8 (3.15m x 2.34m)

Single drainer stainless steel sink unit with mixer taps, two double door and a four drawer base unit, three double door wall units, gas cooker point for range, single panel central heating radiator, Upvc double double glazed door and window, plumbing for automatic washing machine.

Ground Floor Shower Room

7'11 x 5'5 (2.41m x 1.65m)

Tiled with dated suite comprising, shower cubicle, wash hand basin and low flush WC.

On The First Floor

Landing

Single panel central heating radiator with all three double bedrooms off.

Bedroom 1 (front)

15'6 into bay x 11'9 (4.72m into bay x 3.58m)

Single panel central heating radiator, secondary glazed window.

Bedroom 2 (rear)

15'2 x 10'4 maximum (4.62m x 3.15m maximum)

Upvc double glazed window, single panel central heating radiator.

Bedroom 3 (rear)

11'11 x 7'11 (3.63m x 2.41m)

Upvc double glazed window, single panel central heating radiator.

Box Room (side)

10'5 x 4'5 (3.18m x 1.35m)

Worcester wall mounted gas fired central heating boiler.

Family Bathroom (front)

10'1 x 5'10 (3.07m x 1.78m)

Panelled in bath, pedestal wash hand basin, low flush WC, single panel central heating radiator.

Outside

Separate tradesman side entrance with wide side patio area.

Additional separate tradesman side entrance off Thornton Road providing access to a further side and rear patio.

Timber garden store, lawned rear garden.

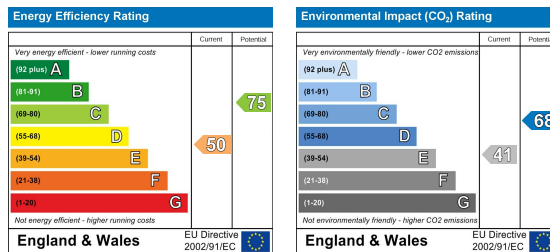
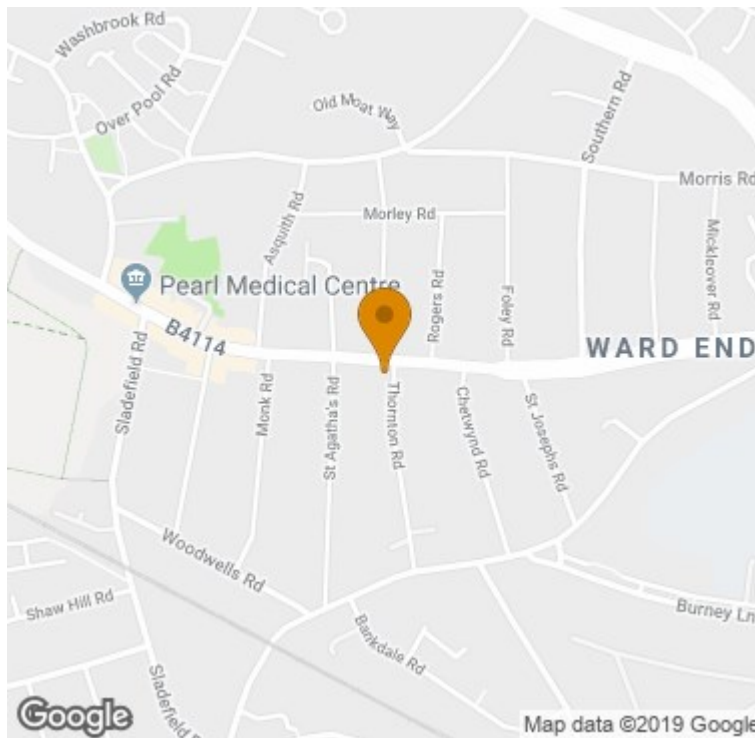
Vehicular Access Off Thornton Road To:-

Garage and Additional Outhouses at Rear

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,168.07 Year 2018/2019.





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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