



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

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## **97 Stechford Lane, Ward End, Birmingham B8 2AP** **Asking price £179,950**

An extended, Freehold, 3 bedroom semi detached house with extended rear lounge and kitchen.

Other benefits include gas central heating, Upvc double glazing and garage at rear.

No upward chain. Move right in.



Stechford Lane is located at the Fox & Goose Shopping centre at the junction with Bromford Lane, Washwood Heath Road and Coleshill Road.

The property sits well back from the roadway behind a neat lawned foregarden with full length pathway approach. A vehicular driveway provides access at rear leading to a garage at rear.

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 Internal Accommodation Briefly Comprises:-**

#### **On The Ground Floor**

##### **Porch Entrance**

Upvc double glazed door and window.

##### **Reception Hall**

Single panel central heating radiator, under stairs store housing the wall mounted gas fired central heating boiler.

##### **Sitting Room (front)**

12'11 into bay x 12'6 (3.94m into bay x 3.81m)

Upvc double glazed bay window, twin panel central heating radiator.

##### **Extended Lounge (rear)**

15'8 x 11'8 (4.78m x 3.56m)

Tiled hearth and fireplace, twin panel central heating radiator, Upvc double glazed door and window.

##### **Extended Kitchen (rear)**

14'7 x 6'6 (4.45m x 1.98m)

Single drainer stainless steel sink unit with mixer taps. Five single door base units with rounded edge work surface over, two single door wall units, four ring electric hob with extractor fan over. Plumbing for automatic washing machine, Upvc double glazed door and windows, single panel central heating radiator.

#### **On The First Floor**

##### **Landing**

Upvc double glazed window.

##### **Bedroom 1 (front)**

13'5 into bay x 11'8 (4.09m into bay x 3.56m)

Upvc double glazed bay window, single panel central heating radiator, three double door built in wardrobes with bedside cabinets and additional storage to bay.

##### **Bedroom 2 (rear)**

12'5 x 11'8 (3.78m x 3.56m)

upvc double glazed window, single panel central heating radiator.

##### **Bedroom 3 (front)**

7'3 x 6'9 (2.21m x 2.06m)

Upvc double glazed window, single panel central heating radiator.

##### **Family Bathroom**

6'5 x 6'1 (1.96m x 1.85m)

Large panelled in bath with shower fitment over, vanity wash hand basin, twin panel central heating radiator, Upvc double glazed window.

##### **Separate Toilet**

Low flush WC, Upvc double glazed window.

#### **Outside**

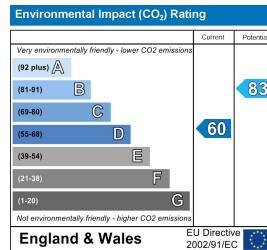
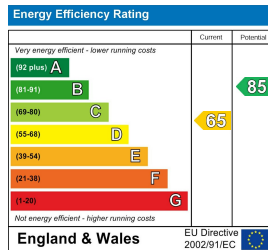
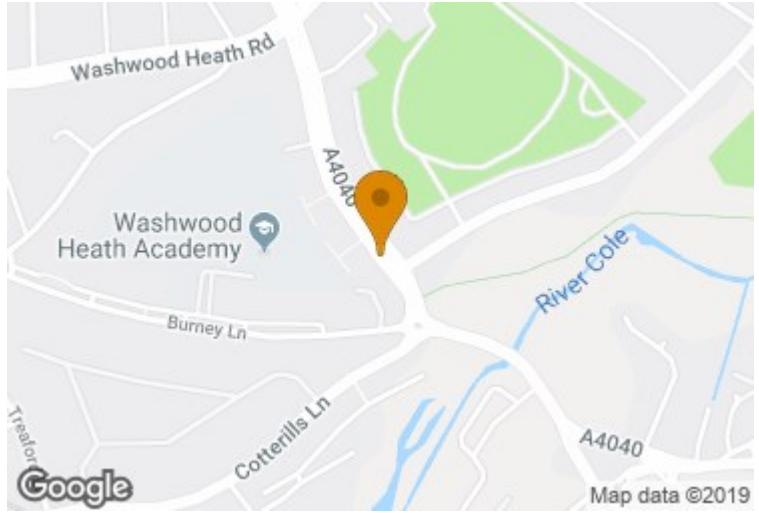
Well maintained lawned rear garden with attractive borders, timber garden store.

#### **Garage at Rear**

With separate vehicular access.

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

This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,335.65 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) or 0121 748 4333 (Castle Bromwich)

**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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