



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

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## 19 Chetwynd Road, Ward End, Birmingham B8 2LB

### Asking price £200,000

A much extended, Freehold 3 bedroom semi with a substantial ground floor extension providing an enlarged rear lounge, kitchen & ground floor shower room. Other benefits include gas central heating, Upvc double glazing and off road parking space to the front.

3 Bedrooms - 2 Reception Rooms, Ground floor shower room and first floor bathroom.



Chetwynd Road is located in between Alum Rock Road and the main Washwood Heath Road, Ward End.

The property stands well back from the roadway behind a full width block paved foregarden/vehicular driveway that provides off road parking space to the front.

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

### **The Internal Accommodation Briefly Comprises:-**

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

##### **Porch Entrance**

Brick built with Upvc double glazed windows and double glazed sliding patio doors, ceramic tiled floor, Upvc front door leading to:-

##### **Reception Hall**

Ceramic tiled floor, central heating radiator, Upvc double glazed window, under stairs storage cupboard housing the Worcester Wall Mounted Gas Fired Central Heating Boiler.

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

15'3 into bay x 10'10 (4.65m into bay x 3.30m)

Laminated flooring, Upvc double glazed windows, single panel central heating radiator.

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

28'3 x 10'10 (8.61m x 3.30m)

Laminated flooring, single panel central heating radiator, Upvc double glazed sliding patio doors at rear.

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

18'2 x 5'10 (5.54m x 1.78m)

Single drainer twin bowl sink unit with mixer taps, a range of re-fitted kitchen wall and base units, five ring gas hob with oven below and stainless steel chimney over, plumbing for automatic washing machine, breakfast bar, ceramic tiled floor, single panel central heating radiator, Upvc double glazed window.

##### **Extended Tiled Shower Room**

5'10 x 5'9 (1.78m x 1.75m)

Shower cubicle, pedestal wash hand basin, low flush WC, Upvc double glazed window, heated towel rail.

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

##### **Landing**

Upvc double glazed window.

##### **Bedroom 1 (rear)**

13'4 x 10'11 (4.06m x 3.33m)

Upvc double glazed window, single panel central heating radiator.

##### **Bedroom 2 (front)**

12'1 x 9'10 (3.68m x 3.00m)

Large sliding double door wardrobe, Upvc double glazed window, single panel central heating radiator.

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

8'6 x 7'5 (2.59m x 2.26m)

Upvc double glazed window, single panel central heating radiator.

##### **Family Bathroom**

9'7 x 5'11 (2.92m x 1.80m)

Panelled in bath with jacuzzi fittings, pedestal wash hand basin, low flush WC, single panel central heating radiator, Upvc double glazed window, full height tiling.

##### **Outside**

Separate tradesman side entrance (wide), paved terrace, lawned rear garden with fenced and flowered borders.

##### **Large Full Width Store/Double Garage (rear)**

18' x 17'4 (5.49m x 5.28m)

This room being used as storage space.

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

This Property falls into Council Tax Band B Council Tax Payable Per Annum £1,239.77 Year 2018/2019.

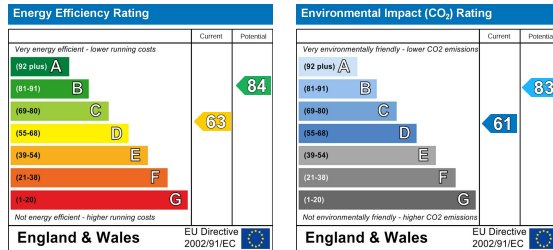
##### **Private Survey**

If You Are Hoping To Buy An Alternative Property, Instruct Alex Smith F.R.I.C.S., With Over 40 Years Experience Carrying Out Home Buyer Surveys Throughout The Birmingham Area.

Independent Advice From A Chartered Surveyor. Reports Can Include Your Individual Requirements. Ability to Re-Negotiate Purchase Price if Major Defects Are Found. Be Well Informed In Making One Of Your Largest Financial Decisions.

Contact Amanda on 0121 784 6660 or email [amanda@alex-smith.co.uk](mailto:amanda@alex-smith.co.uk)





**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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