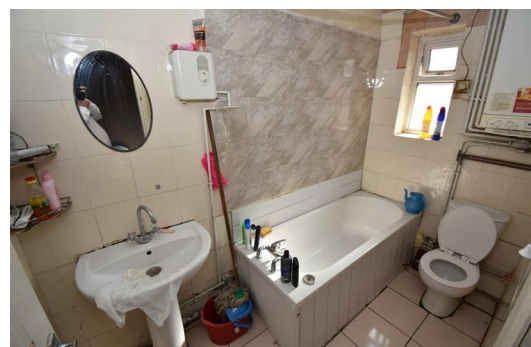
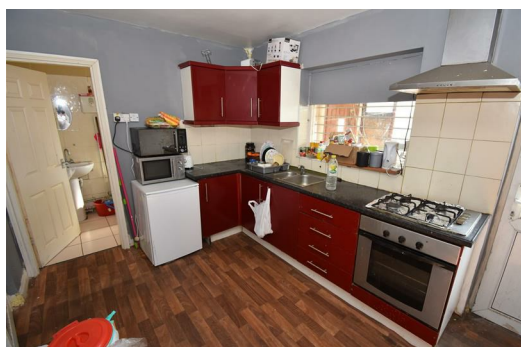




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
0121-784 6660
sales@alex-smith.co.uk
www.alex-smith.co.uk



45 Bankdale Road, Ward End, Birmingham B8 2AA

Asking price £160,000

A Freehold 3 bedroomed mid town house with gas central heating and Upvc double glazing - in need of modernisation and re-decoration throughout. Off road parking space to the front.

Extended outbuilding Without Planning Permission or Building Regulation Approval - comprising lounge, 2 bedrooms and a shower room (Not Completed).



Bankdale Road is located off the main Alum Rock Road.

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

In turn the property is built of traditional two storey brick construction and is surmounted by pitched tiled roof.

The Accommodation Briefly Comprises:-

On The Ground Floor

Upvc Front Door Entrance To:-

Vestibule hall, staircase off.

Lounge (front)

13'7 x 12'2 (4.14m x 3.71m)

Laminated flooring, Upvc double glazed window, single panel central heating radiator, fitted gas fire, under stairs store.

Kitchen (rear)

12'1 x 9'1 (3.68m x 2.77m)

Single drainer twin bowl sink unit with mixer taps, a range of wall and base units. Four ring gas hob with oven below, single panel central heating radiator, Upvc door to outside.

Ground Floor Bathroom (rear)

9' x 4'8 (2.74m x 1.42m)

Panelled in bath, pedestal wash hand basin, low flush WC, central heating boiler, Upvc double glazed window, single panel central heating radiator.

On The First Floor

Landing

Linen and storage cupboard, loft access.

Bedroom 1 (front)

19' maximum x 10'4 (5.79m maximum x 3.15m)

Two Upvc double glazed windows, single panel central heating radiator, single door storage cupboard.

Bedroom 2 (Rear)

10'1 x 9'11 (3.07m x 3.02m)

Full height single door storage cupboard, single panel central heating radiator, Upvc double glazed window.

Bedroom 3 (rear)

8'8 x 8'1 (2.64m x 2.46m)

Upvc double glazed window, single panel central heating radiator.

Outside

Separate tradesman side entrance, cold water tap, old rear verandah (timber). Majority paved rear garden.

Outbuilding

Please note that No Planning Permission or Building Regulation Approval exists for this building that comprises of:-

Lounge

15'11 x 13'11 (4.85m x 4.24m)

Laminated floor, Upvc double glazed door and window.

Bedroom One

11'10 x 7'7 (3.61m x 2.31m)

Laminated floor, Upvc double glazed window.

Bedroom Two

9'2 x 5'11 (2.79m x 1.80m)

Laminated floor, Upvc double glazed window.

Shower Room

7'2 x 3'3 (2.18m x 0.99m)

Shower cubicle, vanity wash hand basin, low flush WC, Upvc double glazed window.

(Please note that all units are not fully connected and in working order at the present time).

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,062.67 Year 2018/2019

Private Survey

HAVE YOU FOUND A PROPERTY AND NEED A SURVEY?

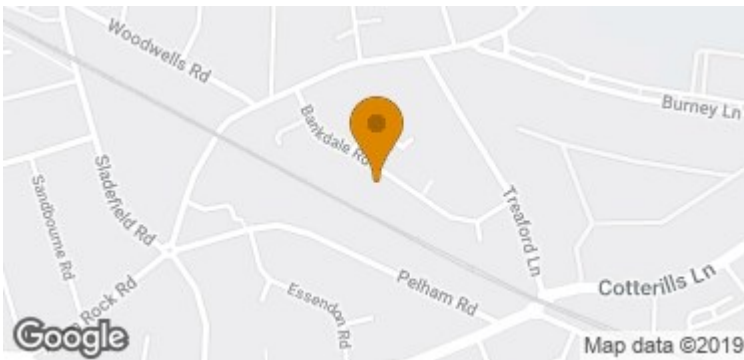
If you're looking to buy another home, and need a survey, why not let Alex Smith F.R.I.C.S. help you? With over 40 years experience carrying out home buyer surveys throughout the Birmingham Area. Independent advice from a Chartered Surveyor, reports that can include your individual requirements, ability to re-negotiate purchase price if major defects are found and be well informed in making one of your largest financial decisions.

Why not give me a call on 0121 784 6660.

Kind regards.

Amanda Bull. M.N.A.E.A.

Alex Smith & Company



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
65	76	60	73

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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