



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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29 Cotterills Avenue, Ward End, Birmingham B8 3RU

Asking price £156,950

An extended and very well maintained, Freehold, 3 bedroomed end terrace with an extended kitchen and ground floor shower room, gas central heating, Upvc double glazing with modern fittings and decoration throughout.



Cotterills Avenue is located off the main Cotterills Lane, Ward End.

The property stands back from the roadway behind a full width block paved foregarden/vehicular driveway approach.

In turn 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 Improved, Extended & Refitted Internal Accommo

On The Ground Floor

Upvc Front Door Entrance

Leading to:-

Open Plan Lounge (front)

12'7 into bay x 11'7 (3.84m into bay x 3.53m)

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

Sitting Room (rear)

12'3 x 11'7 (3.73m x 3.53m)

Laminated flooring, modern fireplace, Upvc double glazed window, single panel central heating radiator.

Lobby

Ceramic tiled floor, under stairs store with low flush WC and Upvc double glazed window.

Extended and Re-fitted Kitchen (rear)

12'4 x 6'7 (3.76m x 2.01m)

Ceramic tiled floor, single drainer stainless steel sink unit with mixer taps, three double door, a single door and a three drawer base unit. Double door and six single door wall units, gas cooker point, plumbing for automatic dishwasher, Upvc double glazed door and window.

Lobby

Ceramic tiled floor, wall mounted gas fired central heating boiler, plumbing for automatic washing machine, large full height four door storage unit.

Extended Ground Floor Shower Room

6'4 x 5'11 (1.93m x 1.80m)

Ceramic tiled floor, double shower cubicle, vanity wash hand basin, low flush WC, Upvc double glazed window, heated towel rail.

On The First Floor

Landing

Upvc double glazed window, loft access.

Bedroom 1 (front)

13'5 x 11'1 (4.09m x 3.38m)

Upvc double glazed window, twin panel central heating radiator.

Bedroom 2 (rear)

12'4 x 10'4 (3.76m x 3.15m)

Upvc double glazed window, twin panel central heating radiator.

Bedroom 3 (rear)

12'10 x 6'9 (3.91m x 2.06m)

Upvc double glazed window, single panel central heating radiator.

Outside

Separate tradesman side entrance, rear garden, fenced borders.

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?

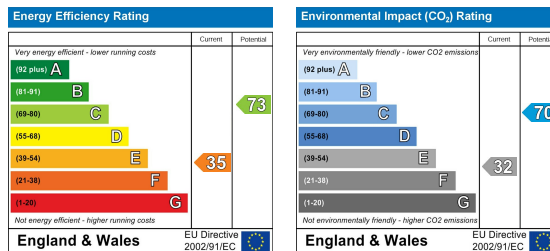
If you're looking to buy another home, and need a survey, why not let Alex Smith F.R.I.C.S. help you? With over 40 years experience carrying out home buyer surveys throughout the Birmingham Area. Independent advice from a Chartered Surveyor, reports that can include your individual requirements, ability 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





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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