



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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20 Southern Road, Ward End, Birmingham B8 2EH

Asking price £165,000

MOVE RIGHT IN A well maintained, Freehold 3 bedroomed terrace with TWO GROUND FLOOR RECEPTION ROOMS, gas central heating and Upvc double glazing.



Southern Road is located off the main Washwood Heath Road and also joins Morris Road, Ward End.

The property stands back from the roadway behind a mainly paved foregarden with full length pathway approach.

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

Upvc Front Door Entrance To:-

Inner Lobby

Reception Hall

Single panel central heating radiator, under stairs storage cupboard.

Sitting Room (front)

14'9 into bay x 10'2 (4.50m into bay x 3.10m)

Upvc double glazed bay window, twin panel central heating radiator, fitted gas fire in a timber surround.

Lounge (rear)

13'5 x 11'3 (4.09m x 3.43m)

Upvc double glazed window, twin panel central heating radiator, fitted gas fire in a timber surround.

Kitchen (rear)

12'11 x 7'7 (3.94m x 2.31m)

Single drainer stainless steel sink unit with mixer taps, two double door and two single door base units all with work surface over, two double door wall units, gas cooker point, plumbing for automatic washing machine, two Upvc double glazed windows and Upvc door to outside.

On The First Floor

Landing

Bedroom 1 (front)

13'6 x 12'2 (4.11m x 3.71m)

Two Upvc double glazed windows, twin panel central heating radiator, single door store.

Bedroom 2 (rear)

11'4 x 10'8 (3.45m x 3.25m)

Upvc double glazed window, single panel central heating radiator.

Bedroom 3 (rear)

8'9 min x 7'9 (2.67m min x 2.36m)

Gas fired central heating boiler, twin panel central heating radiator, Upvc double glazed window.

Family Bathroom (Side)

7'1 x 5'1 (2.16m x 1.55m)

Panelled in bath, pedestal wash hand basin, low flush WC.

Upvc double glazed window, single panel central heating radiator.

Outside

Paved rear garden.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,239.77 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.

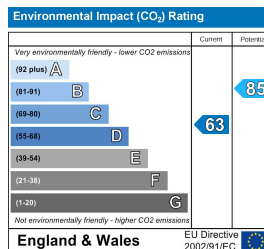
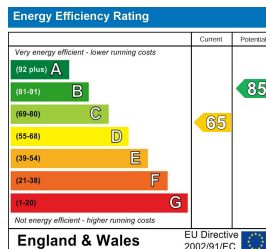
Why not give me a call on 0121 784 6660.

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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