



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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363 Bromford Lane, Ward End, Birmingham B8 2RY **Asking price £150,000**

A Freehold 3 bedroom end town house with partial gas fired central heating and partial Upvc double glazing.

Dated internal condition, modernisation required throughout.



Bromford Lane is located running away from the Fox & Goose Shopping Centre towards Erdington number 363 is located between St Margarets Avenue and Drews Lane.

The property stands back from the roadway behind a lawned foregarden with full length pathway approach. In turn the property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof.

The Internal Accommodation Briefly Comprises:-

On The Ground Floor

Side Entrance

Reception Hall

Walk in cloaks cupboard with gas fired central heating boiler.

Sitting Room (front)

12'4 x 11'1 (3.76m x 3.38m)

Tiled hearth and fireplace, fitted gas fire, Upvc double glazed window.

Lounge (rear)

15'5 x 13'6 (4.70m x 4.11m)

Twin panel central heating radiator, tiled hearth and fireplace, fitted gas fire.

Dated Kitchen (rear)

8'7 x 6' (2.62m x 1.83m)

Dated single drainer stainless steel sink unit with base and wall units, gas cooker point, Upvc double glazed window, full height pantry.

On The First Floor

Landing

Linen and storage cupboard.

Bedroom 1 (rear)

13'3 x 10' (4.04m x 3.05m)

Single panel central heating radiator.

Bedroom 2 (front)

14'3 x 10'1 (4.34m x 3.07m)

Single panel central heating radiator, Upvc double glazed window.

Bedroom 3 (front)

10'1 x 7'1 (3.07m x 2.16m)

Single panel central heating radiator, Upvc double glazed window.

Family Bathroom

7'2 x 7'1 (2.18m x 2.16m)

Panelled in bath with tiled splash-back, pedestal wash hand basin, low flush WC, airing cupboard.

Outside

Paved terrace, rear garden, timber garden store.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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