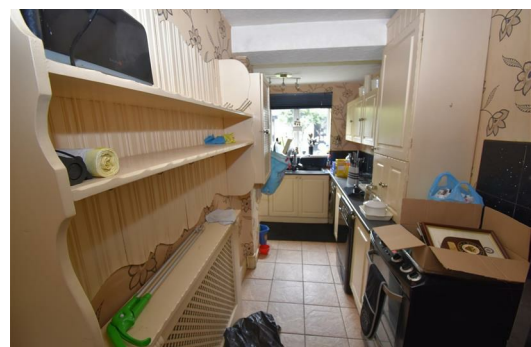




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

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



## 44 Haycroft Avenue, Ward End, Birmingham B8 3LA

### Asking price £129,950

A Freehold 2 bedroom semi detached house with an extended kitchen, gas central heating, Upvc double glazing and garage at rear.



Haycroft Avenue is located off Harts Road which in turn leads off Glenpark Road, Ward End.

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

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

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

##### **Upvc Front Door Entrance**

##### **Reception Hall**

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

##### **Through Lounge**

19'10 into bay x 9'10 (6.05m into bay x 3.00m)

Upvc double glazed bay window, polished fire surround with hearth and inset, single panel central heating radiator.

##### **Extended "L" Shaped Kitchen (rear)**

15'4 max x 14'8 max (4.67m max x 4.47m max)

Single drainer sink unit with mixer taps, double door, two single door and a three drawer base unit all with rounded edge work surface over. Double door and single door wall unit, three single door display unit, gas cooker point, plumbing for automatic washing machine, Vaillant Gas Fired Central Heating Boiler, single panel central heating radiator, ceramic tiled floor, two Upvc double glazed windows and Upvc door to outside.

Under stairs storage cupboard.

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

##### **Landing**

Upvc double glazed window.

##### **Bedroom 1 (front)**

13'2 into bay x 10'8 (4.01m into bay x 3.25m)

Two Upvc double glazed windows, single panel central heating radiator, built in enclosed double door store.

##### **Bedroom 2 (rear)**

9'11 x 8'3 (3.02m x 2.51m)

Upvc double glazed window, single panel central heating radiator.

##### **Shower Room**

5'9 x 5'1 (1.75m x 1.55m)

Shower cubicle, vanity wash hand basin with double door unit below, low flush WC, heated towel rail, two single door wall units, Upvc double glazed window.

##### **Outside**

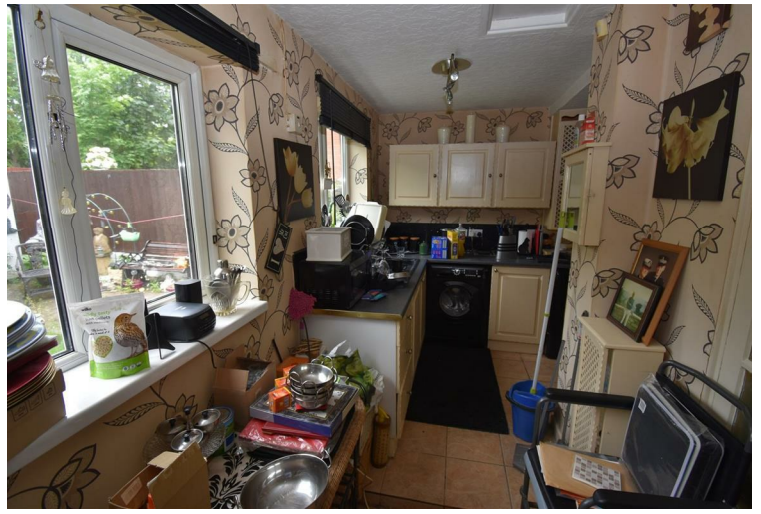
Garage at rear.

Rear garden.

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

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









# Private Surveys

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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)

**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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