



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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28 William Cook Road, Ward End, BIRMINGHAM B8 2HT **Asking price £169,950**

A Freehold 3 bedroom mid town house benefiting from an extended kitchen and ground floor bathroom. Gas central heating, Upvc double glazing and off road parking space to the front.

A loft conversion has been built but does not have either Planning Permission or Building Regulation Approval and is for storage only.



William Cook Road is located off the main Washwood Heath Road, Ward End.

The property stands well back from the roadway behind a full width 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 having single height bay to the front elevation.

The Internal Accommodation Briefly Comprises:-

On The Ground Floor

Porch Entrance

Upvc double glazed double doors leading to:-

Front door entrance (Upvc) leading to:-

Reception Hall

Laminated flooring, single panel central heating radiator.

Sitting Room (front)

13'2 into bay x 8'8 (4.01m into bay x 2.64m)

Upvc double glazed bay window, twin panel central heating radiator, laminated floor.

Lounge (rear)

12' x 11' (3.66m x 3.35m)

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

Extended Kitchen (rear)

18'11 x 6'9 (5.77m x 2.06m)

Single drainer twin bowl sink unit with mixer taps, extensive range of fitted wall and base kitchen units including breakfast bar.

Four ring gas hob with extractor fan over and oven below, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, Upvc double glazed window.

Lobby

With access to the ground floor bathroom and also Upvc door to outside.

Ground Floor Bathroom

7'1 x 6'5 (2.16m x 1.96m)

Panelled in bath with Triton fitted shower over, pedestal wash hand basin, low flush WC, Upvc double glazed window, single panel central heating radiator.

On The First Floor

Landing

Single panel central heating radiator, door leading to loft conversion (storage only).

Bedroom 1 (front)

13'10 x 11'4 (4.22m x 3.45m)

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

Bedroom 2 (rear)

11'8 x 10'11 (3.56m x 3.33m)

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

Bedroom 3 (rear)

10'7 x 6'8 (3.23m x 2.03m)

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

Loft Conversion for Storage Only

14' x 16' (4.27m x 4.88m)

With Velux window, single panel central heating radiator.

We are advised that no Planning Permission or Building Regulation Approval exists for this loft conversion and is for storage use only.

Outside

Separate tradesman side entrance, paved terrace, rear garden.

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

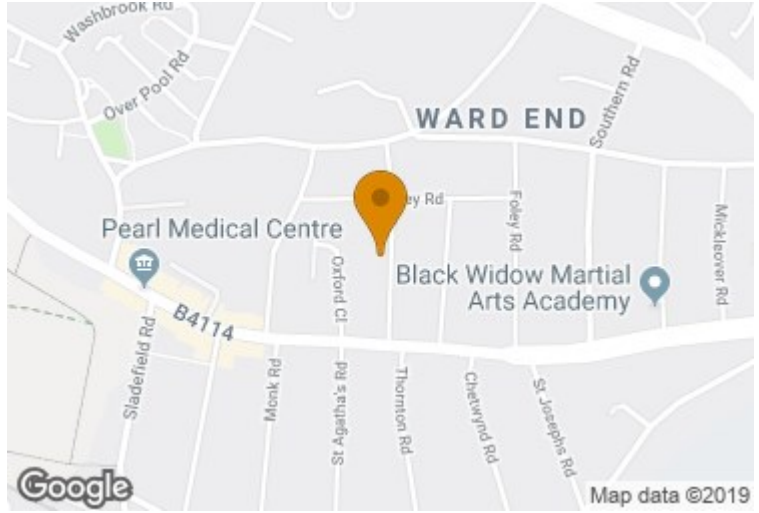
HAVE YOU FOUND A PROPERTY AND NEED A SURVEY?

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		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	75

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	67

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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