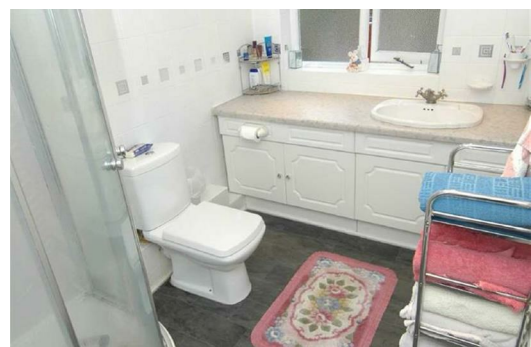




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

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



**67 Stechford Lane, Ward End, BIRMINGHAM B8 2AP**  
**Asking price £195,000**

Traditional, freehold 3 bedroom semi with gas central heating, through lounge, majority Upvc double glazing and garage at rear.



This Property falls into Birmingham Council Tax Band C. The Council Tax Payable Per Annum £1,150.36 for year 2014/2015

**The accommodation briefly comprises:**

## ON THE GROUND FLOOR

### UPVC Front Door Entrance

#### Reception Hall

Two UPVC double glazed windows, single panel central heating radiator, staircase off.

#### Off is a Separate Cloakroom

Low flush w.c. Wash hand basin, UPVC double glazed window.

### Spacious Through Lounge Comprising

#### Lounge Area

17'2" into bay x 12'7" (5.23 into bay x 3.84)

Laminated flooring, UPVC double glazed bay window. Polished fire surround with marble hearth and inset. Fitted coal effect gas fire.

#### Archway to Dining Area

10'7" x 9'1" (3.23 x 2.77)

Twin panel central heating radiator, double glazed sliding patio doors.

#### Opening into Kitchen Rear

7'10" x 7'5" (2.39 x 2.26)

Single drainer stainless steel sink unit with single door base unit below. Further corner double door, a double door, and a single door base unit all with work surface above. Double door and two single door wall units, corner double door wall unit. Four ring gas hob, eye level oven, plumbing for automatic washing machine, UPVC double glazed window, ceramic tiled floor.

## ON THE FIRST FLOOR

### Landing

#### Bedroom 1 front

13'6" x 12'8" (4.11 x 3.86)

UPVC double glazed bay window, single panel central heating radiator. Two louver fronted double door wardrobes.

#### Bedroom 2 rear

12'9" x 12'8" (3.89 x 3.86)

Single panel central heating radiator. UPVC double glazed window, to louver fronted double door wardrobes.

#### Bedroom 3 front

7'6" x 6'9" (2.29 x 2.06)

UPVC double glazed window, single panel central heating radiator.

#### Modern Shower Room

8'9" x 6'7" (2.67 x 2.01)

Corner shower cubicle, vanity wash hand basin, with two double door units below. Low flush w.c. Heated towel rail.

## OUTSIDE

Paved Terrace

Lawned Rear Garden

Garage at Rear

Separate Tradesmans Side Entrance and Rear Entrance

## PROPERTY SWAP FURTHER INFORMATION

Many of the properties offered for sale by Alex Smith & Co are available for "Property Swap". This is similar to a part exchange facility and is available when our vendor client is willing to accept your property as either payment or part payment for their existing home. Please contact our office for further information about this facility.

## PROPERTY MISDESCRIPTIONS 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.

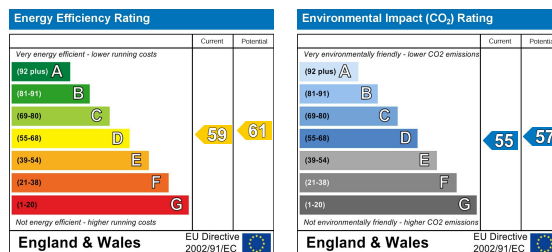
The purchaser should obtain verification through their Solicitor or Surveyor.

## MONEY LAUNDERING

We have in place procedures and controls which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service.

## SURVEY DEPARTMENT

If this property should not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our services to carry out an independent survey on the property you intend to purchase. We provide RICS Home Buyers' Survey and Valuation Reports to ensure your dream home will not turn into a nightmare. Please contact our Survey Department on 0121 748 4333.



**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)

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