



## **961 Alum Rock Road, Ward End, Birmingham B8 2LX**

### **Price £375,000**

A much improved and greatly extended, freehold, 5 bedroom semi detached family residence benefiting from a substantial ground floor extension to the rear elevation providing an extended rear lounge/kitchen.

Other benefits include a substantial loft conversion providing bedroom 4 and bedroom 5, together with a separate shower room. The property also benefits from the installation of gas fired central heating, UPVC double glazing and off road parking space to the front.

Alum Rock Road is located off the main Washwood Heath Road at the Fox & Goose Shopping Centre.

The property is set well back from the roadway behind a full width block paved foregarden/vehicular driveway.

The property is built of traditional two storey brick construction being surmounted by a replacement pitched tiled roof (and substantial loft conversion) with full height bay to the front elevation.

#### THE INTERNAL ACCOMMODATION BRIEFLY COMPRISSES

##### ON THE GROUND FLOOR

###### PORCH ENTRANCE

Ceramic tiled floor, UPVC double glazed door and windows.

###### COMPOSITE FRONT DOOR LEADING TO RECEPTION HALL

Laminated flooring, twin panel central heating radiator, understairs storage cupboard housing the WORCESTER gas fired central heating boiler.

###### MOST ATTRACTIVE SITTING ROOM (FRONT)

13'3 into bay x 12'7 (4.04m into bay x 3.84m)

Laminated flooring, a stunning feature wall with additional storage and shelving. UPVC double glazed bay window, central heating radiator.

###### EXTENDED AND MOST ATTRACTIVE LOUNGE (REAR)

22'5 x 12' (6.83m x 3.66m)

2 single panel central heating radiators, UPVC double glazed windows and double doors.

###### EXTENDED KITCHEN (REAR)

18'11 x 6'5 (5.77m x 1.96m)

Ceramic tiled floor, modern sink unit with mixer taps, single door base unit, 4 large double door drawer base units, 2 double door wall units, 3 double door landscape wall units, concealed plumbing for automatic washing machine, gas cooker point, eye level double oven, single panel central heating radiator, UPVC double glazed door and windows, spotlights.

##### ON THE FIRST FLOOR

###### LANDING

Central heating radiator, UPVC double glazed window.

Staircase leading to Second Floor.

###### BEDROOM 1 (FRONT)

13'5 into bay x 12' (4.09m into bay x 3.66m)

Range of attractive built in bedroom furniture comprising of 2 double door and 2 single door wardrobes with drawers. Additional storage to bay, single panel central heating radiator, UPVC double glazed bay window.

###### BEDROOM 2 (REAR)

12' x 11'10 (3.66m x 3.61m)

2 double door and 2 single door built in wardrobes, single panel central heating radiator, UPVC double glazed window.

###### BEDROOM 3 (REAR)

8'11 x 6'7 (2.72m x 2.01m)

Single panel central heating radiator, 2 UPVC double glazed windows.

##### BATHROOM (FRONT)

6'6 x 5'8 (1.98m x 1.73m)

Ceramic tiling to the walls and floor, panelled in bath with jacuzzi fittings and multi head shower over. Vanity wash hand basin with double door unit below. Low flush w.c. UPVC double glazed window, central heating radiator.

##### ON THE SECOND FLOOR

###### LANDING

UPVC double glazed window.

###### BEDROOM 4

15'4 x 8' (4.67m x 2.44m)

Laminated flooring, single panel central heating radiator, 2 Velux windows. Double door and single door built in wardrobe with additional shelving and storage.

###### BEDROOM 5

12' x 8'9 (3.66m x 2.67m)

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

##### BATHROOM

5'11 x 5'2 (1.80m x 1.57m)

Ceramic tiling to the walls and floor, panelled in bath with Triton electric shower over. Vanity wash hand basin, with double door unit below, low flush w.c. electric wall heater, heated towel rail, UPVC double glazed window.

##### OUTSIDE

Rear decking leading to large lawned rear garden with fenced borders.

##### COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,739.89 Year 2025/26.





Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
1378 ft<sup>2</sup>  
128.1 m<sup>2</sup>

Reduced headroom  
47 ft<sup>2</sup>  
4.4 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

### 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		
<b>England &amp; Wales</b>	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.



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

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