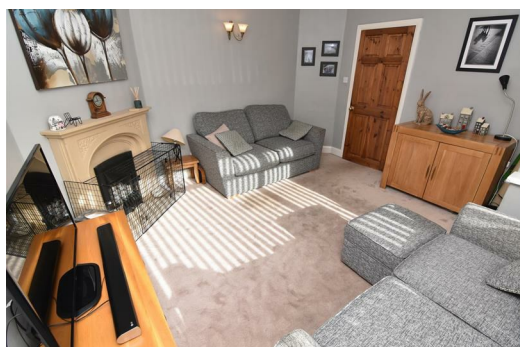




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

**HODGE HILL**  
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## 140 Drews Lane, Ward End, Birmingham B8 2QF

### Price £279,950

A well maintained and presented, freehold, 3 bedroom semi detached family residence benefitting from gas fired central heating, UPVC double glazing and off road parking space to the front.

The property benefits from 2 ground floor reception rooms and attractive accommodation throughout. Very well maintained lawned rear garden.



Drews Lane is located in between the main Washwood Heath Road and Bromford Lane.

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 a 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 door and windows.

#### RECEPTION HALL

Single panel central heating radiator.

Understairs storage cupboard, laminated flooring.

#### LOUNGE (FRONT)

12'7 into bay x 12'7 (3.84m into bay x 3.84m)

Feature fireplace with fitted coal effect gas fire. Twin panel central heating radiator, UPVC double glazed bay window, 2 double wall light points.

#### DINING ROOM (REAR)

12'9 x 10'9 (3.89m x 3.28m)

Laminated flooring, brick built fireplace with tiled hearth. Twin panel central heating radiator, UPVC double glazed windows and double doors to outside.

### OPENING INTO

#### KITCHEN (REAR)

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

Single drainer stainless steel sink unit with mixer taps, 2 double door, a corner double door and a 3 drawer base unit with rounded edge work surface above. Corner double door and 2 single door wall units, 4 ring gas hob with concealed extractor fan over and double oven below. Plumbing for automatic washing machine, 2 UPVC double glazed windows, VAILLANT gas fired central heating boiler.

### ON THE FIRST FLOOR

#### LANDING

UPVC double glazed window.

#### BEDROOM 1 (REAR)

13'7 x 10'2 (4.14m x 3.10m)

UPVC double glazed window, twin panel central heating radiator. 4 double door and a single door wardrobes fixed to the wall.

#### BEDROOM 2 (FRONT)

12'8 x 10'7 (3.86m x 3.23m)

UPVC double glazed window, twin panel central heating radiator.

#### BEDROOM 3 (REAR)

10'9 x 7'9 (3.28m x 2.36m)

UPVC double glazed window, twin panel central heating radiator.

#### BATHROOM (FRONT)

7'7 x 5'2 (2.31m x 1.57m)

Ceramic tiled walls and floor, large panelled in bath with shower attachment, vanity wash hand basin with double door unit below built in low flush w.c. UPVC double glazed window, heated towel rail.

### OUTSIDE

Paved terrace.

Very well maintained lawned rear garden.

Large garden store at rear.

### COUNCIL TAX BAND:

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







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



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