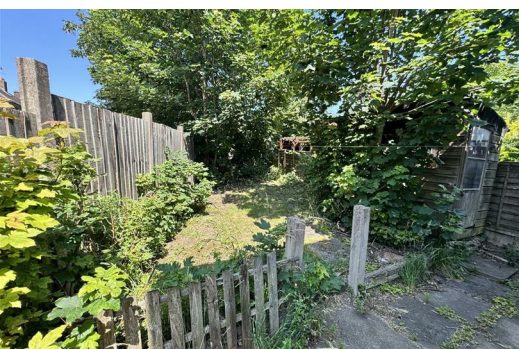




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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



89 Crossfield Road, Kitts Green, Birmingham B33 9PJ

Price £175,000

A freehold, 2 bedroom end townhouse benefiting from gas fired central heating, UPVC double glazing and off road parking space to the front.

Approximate total area 708ft² / 65.7m²

Please note the property does require modernisation and redecoration throughout.



Crossfield Road is located off the main Kitts Green Road.

The property is set well back from the roadway behind a lawned foregarden with tarmacadam vehicular driveway approach that provides off road parking to the front and side.

The property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

SIDE ENTRANCE

RECEPTION HALL

Single panel central heating radiator. UPVC front door.

LOUNGE (FRONT)

15'3 x 10'5 (4.65m x 3.18m)

Twin panel central heating radiator, 2 UPVC double glazed windows. Understairs storage cupboard.

KITCHEN (REAR)

15'2 x 10'7 (4.62m x 3.23m)

Single drainer twin bowl sink unit with mixer taps and a range of wall and base units. Gas cooker point, plumbing for automatic washing machine, Glow worm gas fired central heating boiler, UPVC double glazed door and window.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 (FRONT)

15'2 x 10'7 (4.62m x 3.23m)

Single panel central heating radiator, UPVC double glazed window.

BEDROOM 2 (REAR)

10'9 x 8'5 (3.28m x 2.57m)

Single panel central heating radiator, UPVC double glazed window, enclosed double door wardrobe.

BATHROOM

7'10 x 6'6 (2.39m x 1.98m)

Panelled in bath, pedestal wash hand basin, low flush w.c. single panel central heating radiator, UPVC double glazed window.

OUTSIDE

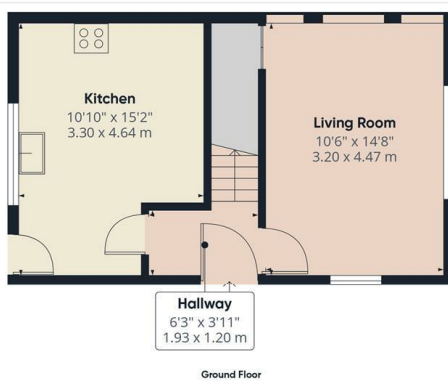
SEPARATE TRADESMAN'S SIDE ENTRANCE

Paved patio.

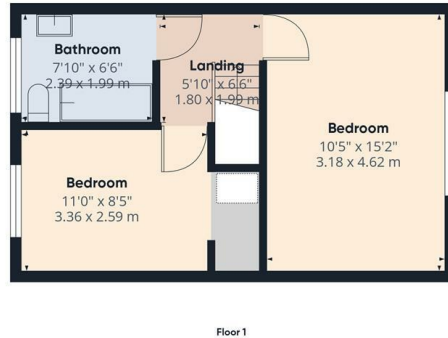
Rear garden.

COUNCIL TAX BAND:

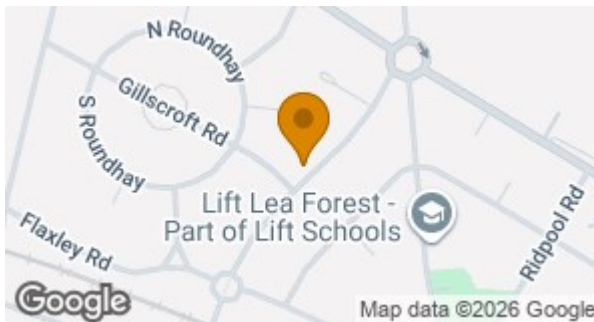
This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,491.33 Year 2025/26.



Approximate total area⁽¹⁾
708 ft²
65.7 m²



(1) Excluding balconies and terraces
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			
England & Wales		EU Directive 2002/91/EC	
		49	75

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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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