



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

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## 92 Wyndhurst Road, Stechford, Birmingham B33 9JR

### Price £209,950

**NO CHAIN ... MOVE STRAIGHT IN!**

An extended and well maintained, freehold 2 bedroom end town house benefiting from a large, extended breakfast kitchen, gas fired central heating, Upvc double glazing and off road parking for multiple vehicles.



Wyndhurst Road is located in the heart of Stechford, just off Audley Road,

The property is set back from the roadway behind a tarmac fore-garden / driveway that provides off road parking for multiple vehicles.

In turn, the property is built of traditional, two storey brick construction and is surmounted by a pitched tiled room with full width single storey extension to the rear.

### **The accommodation comprises**

#### **On The Ground Floor**

##### **Extended Porch Entrance**

Upvc double glazed door and windows, additional Upvc door to

##### **Entrance Hall**

Single panel central heating radiator, laminated flooring.

##### **Internally Extended Feature Lounge**

20'3 x 12'8 (6.17m x 3.86m)

Comprising the original lounge, kitchen and ground floor bathroom, now all knocked into one large lounge.

Laminated floor, Upvc double glazed window, large "Log Burner" with slate heart and brick built surround. Large single panel central heating radiator.

Off;

##### **Ground Floor Cloakroom**

Low flush WC, Vanity wash hand basin with drawers below, ceramic tiled walls and floor, Valiant gas-fired central heating boiler. Upvc double-glazed window.

##### **Extended Kitchen (rear)**

15' x 9'4 (4.57m x 2.84m)

Single drainer, stainless steel sink unit with mixer taps. Double door and 3 single door base units, additional 3 pan draw unit.

Double door display unit, double door, corner double door and 2 single door wall units. 5 Ring gas hob with built in oven, plumbing for automatic washing machine. Large "L" shaped breakfast bar. Single panel central heating radiator, Upvc double glazed window and door. 2 X velux windows, spot lights.

#### **On The First Floor**

##### **Landing**

Upvc double glazed window. Large loft access with pull down ladder.

##### **Bedroom 1 (front)**

14'8 x 9'7 (4.47m x 2.92m)

Single panel central heating radiator, 2 x Upvc double glazed windows.

##### **Bedroom 2 (rear)**

10'8 x 8'1 (3.25m x 2.46m)

Upvc double glazed window, single panel central heating radiator.

##### **Bathroom (rear)**

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

Large corner bath with tiled splash back, separate shower cubicle that is fully tiled with multi head shower over. Vanity wash hand basin, low flush WC, heated towel rail, Upvc double glazed window, single door bathroom cabinet

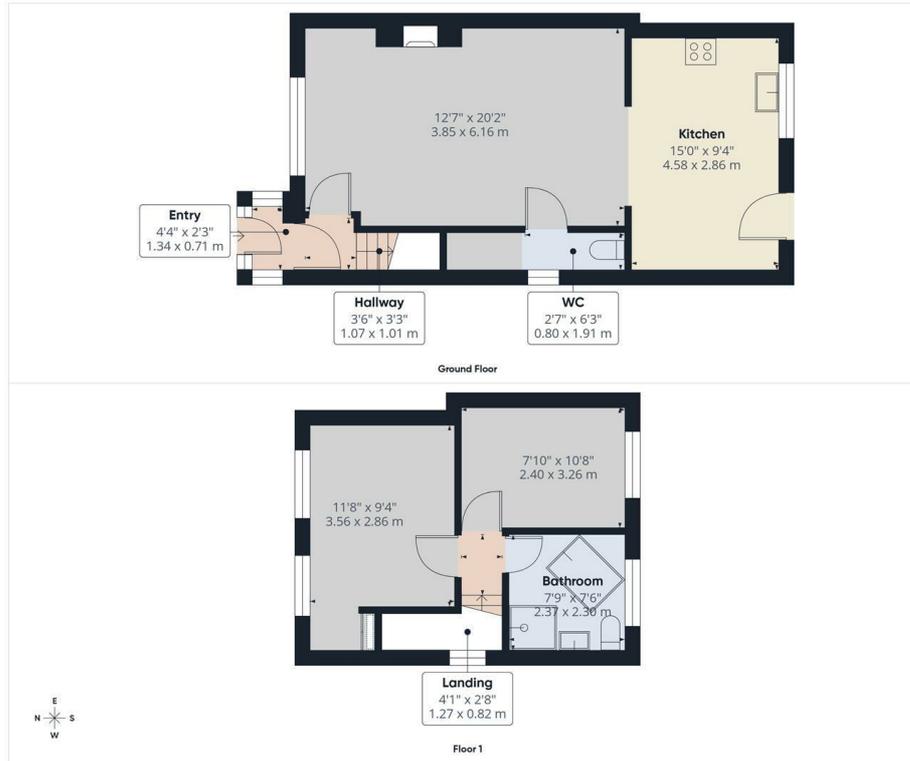
#### **OUTSIDE**

Paved Terrace with Lawned Rear Garden and Timber Garden Store.

Built in Garden Bench and Table

#### **COUNCIL TAX BAND:**

This Property falls into Birmingham Council Tax Band A, Council Tax Payable Per Annum £1491.33 Year 2025/26



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Approximate total area<sup>(1)</sup>  
733 ft<sup>2</sup>  
68.1 m<sup>2</sup>

(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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Current: 67  
Potential: 78



**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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