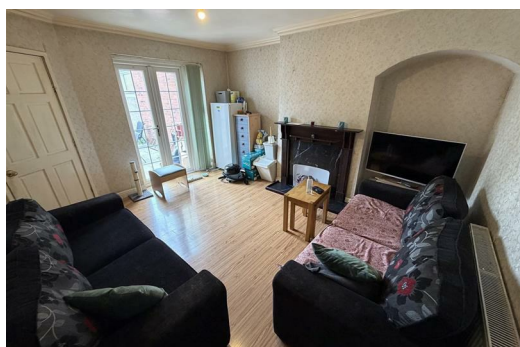




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

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



**56 Treaford Lane, Ward End, Birmingham B8 2UG**  
**Price £269,950**

A freehold, 3 bedroom mid terrace family residence benefiting from gas fired central heating, UPVC double glazed windows and being recently re-roofed.



Treaford Lane is located in between Cotterills Lane and Alum Rock Road Ward End.

This Property falls into Council Tax Band A Council Tax Payable Per Annum £1,568.78 Year 2026/27.

The property is set back from the roadway behind a block paved foregarden/vehicular driveway that provides car parking space for multiple vehicles.

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### PORCH ENTRANCE

With UPVC double doors.

#### UPVC FRONT DOOR LEADING TO RECEPTION HALL

#### RECEPTION HALL

Single panel central heating radiator, ceramic tiled floor.

#### LOUNGE (FRONT)

15'5 x 11'10 (4.70m x 3.61m)

UPVC double glazed bay window, twin panel central heating radiator, laminated flooring.

#### SITTING ROOM (REAR)

14' x 12'2 (4.27m x 3.71m)

Laminated flooring, polished fire surround, twin panel central heating radiator, UPVC double glazed double doors.

#### KITCHEN (REAR)

8'3 x 6'6 (2.51m x 1.98m)

Ceramic tiled floor, single drainer stainless steel sink unit with mixer taps, two single door and a 3 drawer base unit, 2 single door wall units gas cooer point, plumbing for automatic washing machine.

Wall mounted gas fired central heating boiler, UPVC double glazed door and window. Large walk in pantry.

### ON THE FIRST FLOOR

#### LANDING

#### BEDROOM 1 (REAR)

14' x 9'6 (4.27m x 2.90m)

UPVC double glazed window, twin panel central heating radiator.

#### BEDROOM 2 (FRONT)

12' x 9'5 (3.66m x 2.87m)

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

#### BEDROOM 3 (FRONT)

11'7 x 7'4 (3.53m x 2.24m)

UPVC double glazed window, single panel central heating radiator, single door storage cupboard.

#### TILED BATHROOM

7'3 x 6'10 (2.21m x 2.08m)

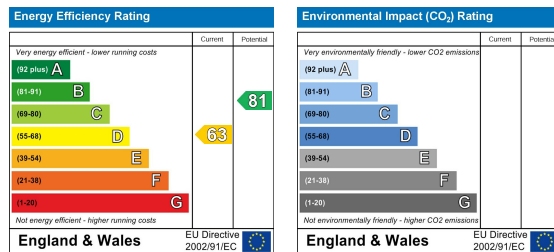
Panelled in bath with shower attachment, pedestal wash hand basin, low flush w.c. UPVC double glazed window, heated towel rail.

#### OUTSIDE

Separate tradesman's side entrance, paved terrace with cold water tap, lawned rear garden.

Garden store at rear.

#### COUNCIL TAX BAND:



**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

23 COLESHILL ROAD  
 HODGE HILL  
 BIRMINGHAM B36 8DT  
 TEL: 0121-784 6660