



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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43 William Cook Road, Ward End, Birmingham B8 2HS Price £169,950

REDUCED BY £10,000

In need of full modernisation and redecoration throughout - vacant possession.

A 2 bedroom mid terrace family residence benefiting from UPVC double glazing and 2 ground floor reception rooms.



William Cook Road is located off the main Washwood Heath Road Ward End.

The property is set back from the roadway behind a neat foregarden approach with full length pathway.

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

RECEPTION HALL

With understairs storage cupboard.

SITTING ROOM (FRONT)

13'6 x 8'11 (4.11m x 2.72m)

UPVC double glazed bay window, tiled hearth and fireplace.

LOUNGE (REAR)

12'1 x 10'10 (3.68m x 3.30m)

Brick built fireplace with slate hearth, UPVC double glazed window.

KITCHEN (REAR)

11'9 x 7'1 (3.58m x 2.16m)

Single drainer stainless steel sink unit, gas cooker point, UPVC double glazed door and windows.

Access to outside.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 (FRONT)

12'1 x 10'11 (3.68m x 3.33m)

UPVC double glazed window.

BEDROOM 2 (REAR)

10'11 x 9' (3.33m x 2.74m)

UPVC double glazed window.

BOX ROOM

7'1 x 4'10 (2.16m x 1.47m)

UPVC double glazed window.

BATHROOM (REAR)

7'1 x 6'9 (2.16m x 2.06m)

Shower cubicle, vanity wash hand basin with double door unit below, low flush w.c. Linen and airing cupboard, UPVC double glazed window.

OUTSIDE

Paved terrace, coal house.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		



Approximate total area⁽¹⁾
382 sq ft
35.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS 2015 'Standard Measurement and Approximation' and not to scale. This floor plan is intended for illustration only.



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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, 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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