



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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658 Bordesley Green, Bordesley Green, Birmingham B9 5PG Price £229,950

A Freehold 3 bed mid terrace benefiting from gas central heating and partial double glazing. The property benefits from 2 reception rooms.

Approximate total area 956ft² / 88.9m²

No upward chain.



Bordesley Green is located between its junction with Belchers Lane and Bordesley Green East.

The property stands back from the roadway behind a walled foregarden.

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

Enclosed Porch Entrance

Lounge (front)

13'1 into bay x 11'4 (3.99m into bay x 3.45m)

Stone feature fireplace, fitted gas fire, twin panel central heating radiator, laminated flooring and UPVC double glazed window.

Lobby

With under stairs store.

Leading into:-

Lounge (rear)

12'5 x 11'4 (3.78m x 3.45m)

Laminated flooring, brick built fireplace with fitted gas fire, twin panel central heating radiator, UPVC double glazed door.

Kitchen (rear)

13' x 5'11 (3.96m x 1.80m)

Single drainer sink unit with mixer taps. A range of fitted wall and base kitchen units with a tiled work surface over.

Gas cooker point, twin panel central heating radiator.

Lobby

With separate toilet off low flush w.c. vanity wash hand basin, single panel central heating radiator.

Ground Floor Shower Room

6'2 x 5'10 (1.88m x 1.78m)

Tiled shower cubicle, vanity wash hand basin with double door unit below, twin panel central heating radiator.

Side Utility/Veranda

25'6 max x 6'4 (7.77m max x 1.93m)

Double glazed sliding patio doors at rear, access from the front (separate tradesman's side entrance).

On The First Floor

Landing

Single panel central heating radiator.

Bedroom 1 (front)

11'7 x 10'11 (3.53m x 3.33m)

Two double door built in wardrobes with bonnet cupboards, single panel central heating radiator.

Bedroom 2 (rear)

12' x 8'10 (3.66m x 2.69m)

Upvc double glazed window.

Bedroom 3 (rear)

9'1 x 5'11 (2.77m x 1.80m)

Twin panel central heating radiator, Upvc double glazed window, Valiant Wall Mounted Gas Fired Central Heating Boiler.

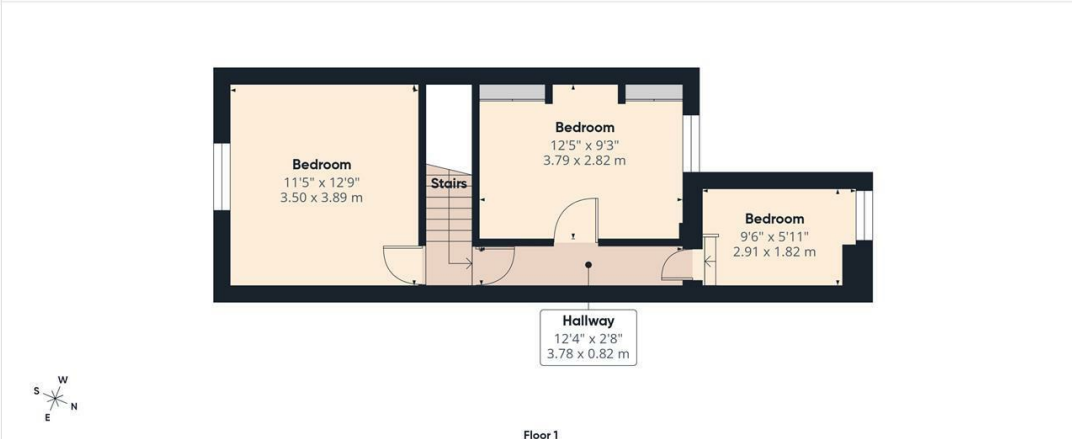
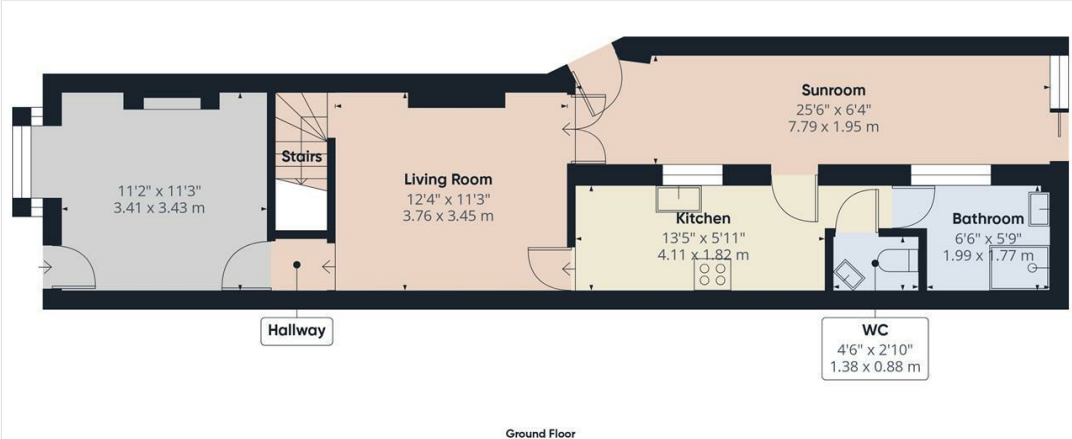
Outside

Paved rear garden.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,491.33 Year 2025/2026.



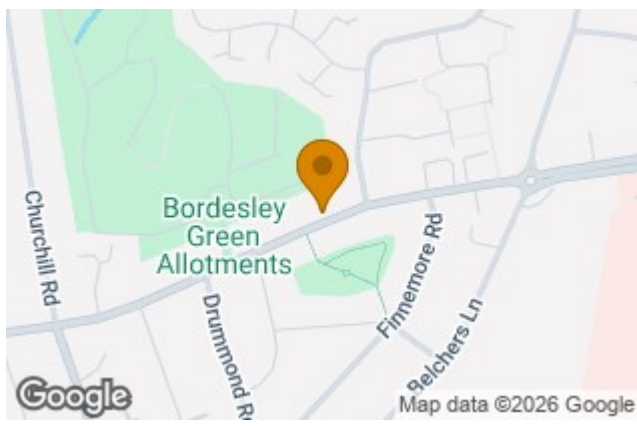


Approximate total area⁽¹⁾
956 ft²
88.9 m²

(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		76
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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