



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

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## 204 Drews Lane, Ward End, Birmingham B8 2SL Price £230,000

An extended and improved, freehold, 4 bedroom mid terraced family residence benefiting from a substantial loft conversion, extended kitchen, extended ground floor shower room (with further first floor bathroom) and off road parking to the front.

Approximate total area 1043ft<sup>2</sup> / 97m<sup>2</sup>



Draws Lane is located in between Bromford Lane and the main Washwood Heath Road Ward End.

Number 204 Draws Lane is situated close to the junction with Bromford Lane.

The property stands back from the roadway behind a paved foregarden/vehicular driveway that provides off road parking space to the front.

In turn 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

##### UPVC FRONT DOOR ENTRANCE LEADING TO

##### HALLWAY BECOMING SPACIOUS THROUGH LOUNGE

24'10 into bay x 10'6 (7.57m into bay x 3.20m)

Laminated flooring, 2 UPVC double glazed windows, 2 single panel central heating radiators, 2 centre light points, understairs storage.

##### EXTENDED KITCHEN (REAR)

18'2 x 6' (5.54m x 1.83m)

Single drainer stainless steel sink unit with mixer taps, 2 double door a single door and a 3 drawer base unit with work surface over. 3 double door wall units, full height louver fronted double door larder, gas cooker point, plumbing for automatic washing machine, UPVC double glazed door and window, gas fired central heating boiler.

##### EXTENDED SHOWER ROOM (REAR)

5'11 x 4'11 (1.80m x 1.50m)

Ceramic tiled floor and walls. Shower cubicle, pedestal wash hand basin, low flush w.c. Single panel central heating radiator, UPVC double glazed window.

##### ON THE FIRST FLOOR

##### LANDING

##### BEDROOM 1 (REAR)

11'2 x 10'6 (3.40m x 3.20m)

Central heating radiator, UPVC double glazed window, full height store.

##### ENSUITE BATHROOM

9'7 x 5'9 (2.92m x 1.75m)

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

##### BEDROOM 2 (FRONT)

13'3 x 10'7 (max) 7'6 (min) (4.04m x 3.23m (max) 2.29m (min))

Laminated flooring, UPVC double glazed window, central heating radiator, built in double door and single door wardrobe.

##### STAIRCASE TO SECOND FLOOR

##### LANDING

##### BEDROOM 3

13'5 x 11'2 (4.09m x 3.40m)

UPVC double glazed window, central heating radiator.

##### BEDROOM 4

10'4 x 8'6 (3.15m x 2.59m)

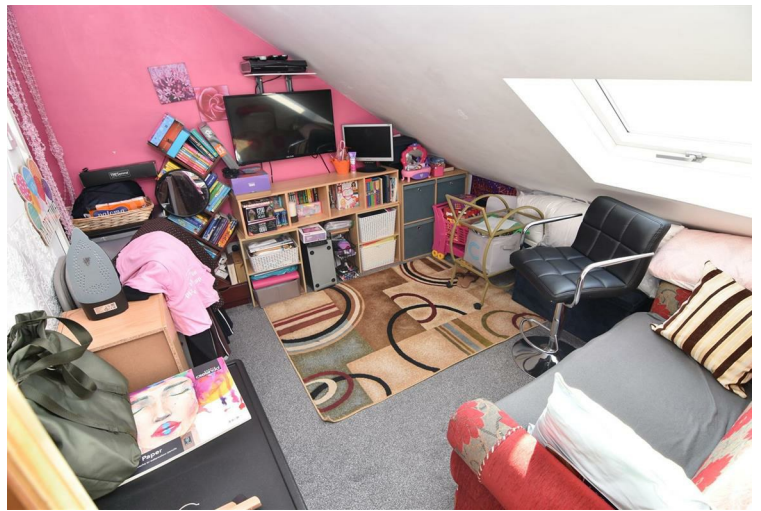
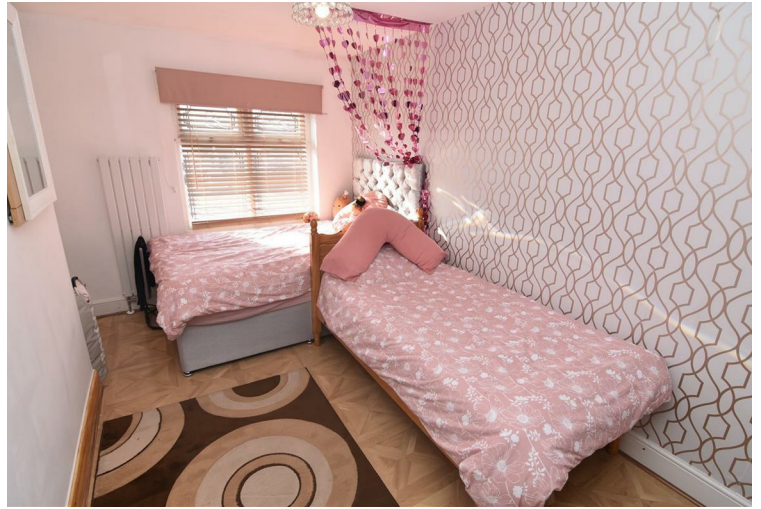
Velux double glazed window, central heating radiator.

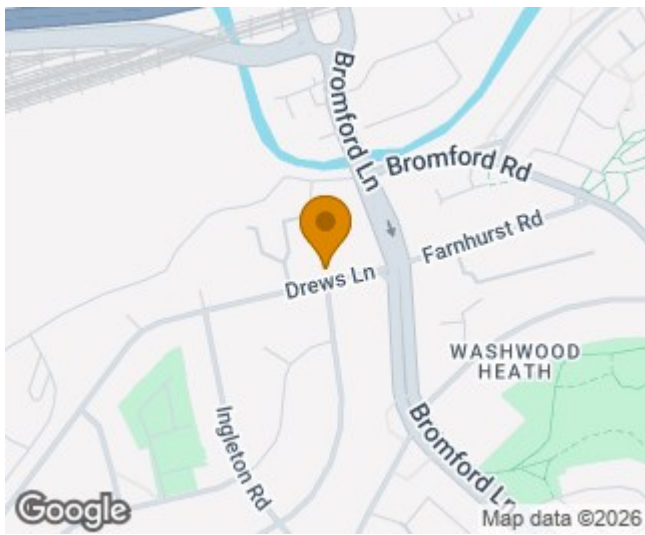
##### OUTSIDE

Paved terrace, paved rear garden.

##### COUNCIL TAX BAND:

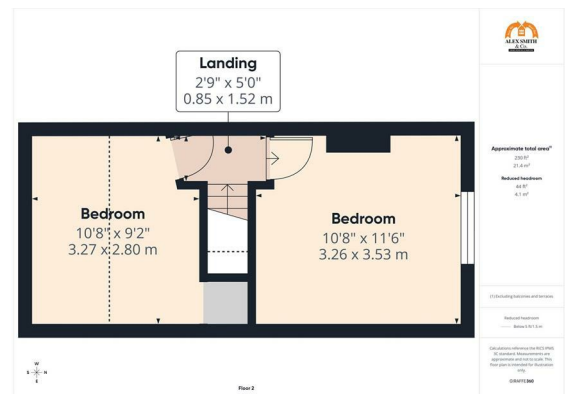
This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,491.33 Year 2025/26.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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