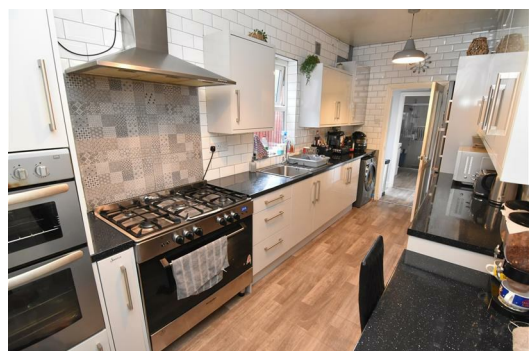




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

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## 22 Farndon Road, Alum Rock, Birmingham B8 3HS

### Price £299,995

A much extended and improved, freehold 5 (five) bedroom, 2 reception room, 2 bathroom terraced house with gas fired central heating and Upvc double glazing.

Approximate total area 1221ft<sup>2</sup> / 113.3m<sup>2</sup>



Farndon Road is located in the heart of Alum Rock just off the main Alum Rock Road.

The property is set back from the roadway, behind a small fore-garden approach and in turn is built of traditional, two storey brick construction and is surmounted by a pitched tiled room with single height bay to the front elevation.

### The accommodation comprises

#### On The Ground Floor

##### Reception Hall

##### Dining Room (front)

12'11 x 9'8 (3.94m x 2.95m)

Laminated flooring, Upvc double glazed bay window, twin panel central heating radiator.

##### Lounge (rear)

12'9 x 11'10 (3.89m x 3.61m)

Upvc double glazed window, single panel central heating radiator, feature wall panelling, fitted electric fire.

##### Extended Kitchen

16'8 x 7'5 (5.08m x 2.26m)

Single drainer, stainless steel sink unit with mixer taps and double door base unit below. Further, 2 double door, a single door and a 3 drawer base unit all with rounded edge work surface over. Double door lada unit, single door wall unit housing the gas fired central heating boiler, 3 double door and 3 single door wall units.

Plumbing for automatic washing machine, gas point for range, Upvc double glazed window and modern tiling throughout.

##### Lobby

Storage area with access to the ground floor shower room and to outside.

##### Extended Ground Floor Shower Room

10'3 x 7'1 (3.12m x 2.16m)

Expensive wall tiling, double shower cubicle, his and hers vanity wash hand basing (2 sinks) with storage below, low flush WC, heated towel rail, Upvc double glazed window.

#### On The First Floor

##### Inner Landing

For the extensions and loft conversion to work, the original staircase has been turned around, this benefits the lay out of the property very much and this inner landing leads on to

##### Main Landing

Single panel central heating radiator.

##### Bedroom 1 (front)

12'9 x 10'11 (3.89m x 3.33m)

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

##### Bedroom 2 (rear)

9'11 x 9' (3.02m x 2.74m)

Upvc double glazed window, single panel central heating radiator.

##### Bedroom 3 (rear)

10'3 x 7'7 (3.12m x 2.31m)

Upvc double glazed window, single panel central heating radiator.

##### Bathroom (rear)

5'11 x 4'9 (1.80m x 1.45m)

Panelled in bath, pedestal wash hand basin, low flush WC, upvc double glazed window, wall tiled.

#### On the Second Floor

##### Landing

##### Bedroom 4 (rear)

11'4 x 9' (3.45m x 2.74m)

Upvc double glazed window, single panel central heating radiator

##### Bedroom 5 (front)

12'5 x 9'5 (3.78m x 2.87m)

Ve Lux window, single panel central heating radiator, Eves storage

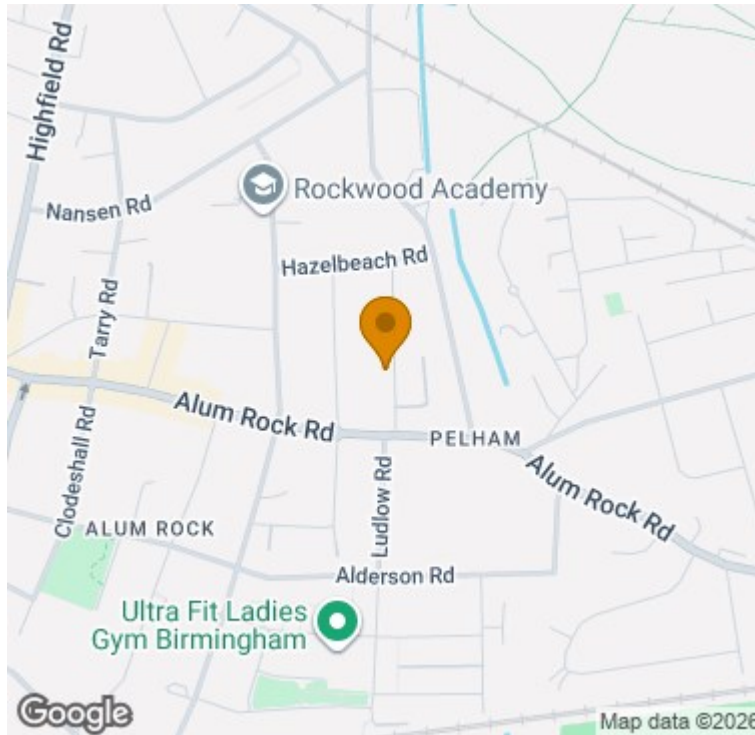
#### OUTSIDE

Paved Patio leading to Rear Garden with Brick Built Garden Store at Rear

#### COUNCIL TAX BAND:

This Property falls into Birmingham Council, Tax Band A Council Tax Payable £1491.33 Per 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>		79
(55-68) <b>D</b>	66	
(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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