



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

**HODGE HILL**  
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## 250 St. Saviours Road, Alum Rock, Birmingham B8 1ER

### Price £229,950

REDUCED BY £10,000

A very well maintained and extended, freehold, 3 bedroom mid terraced family residence.

The property benefits from its own vehicular driveway and off road parking space to the front, this together with 2 ground floor reception rooms, a modern refitted kitchen and extended ground floor bathroom, gas fired central heating and UPVC double glazing. Approximate total area 776ft<sup>2</sup> \ 72.1m<sup>2</sup>



St Saviours Road is located in between Bowyer Road and College Road Alum Rock.

The property stands well back from the roadway behind a paved foregarden/vehicular driveway with dropped kerb for off road parking to the front.

In turn the property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof with single height bay to the front elevation.

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### COMPOSITE FRONT DOOR LEADING TO

##### ATTRACTIVE LOUNGE (FRONT)

11'2 into bay minimum x 11'7 (3.40m into bay minimum x 3.53m)

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

##### SITTING ROOM (REAR)

11'7 x 10'9 (3.53m x 3.28m)

UPVC double glazed window, single panel central heating radiator, staircase off.

##### EXTENDED AND REFITTED KITCHEN (REAR)

6'2" x 15'8" (1.90m x 4.79m)

Ceramic tiled floor, single drainer stainless steel sink unit with mixer taps. 3 double door and 3 single door base units with rounded edge work surface over. 2 additional single door pull out storage units, 2 double door and 2 single door wall units, gas cooker point, plumbing for automatic washing machine, UPVC double glazed window, single panel central heating radiator, WORCESTER gas fired central heating boiler.

##### LOBBY

With ceramic tiled floor, plumbing for automatic washing machine and panelled walls.

##### EXTENDED GROUND FLOOR BATHROOM (REAR)

6'2 x 5'4 (1.88m x 1.63m)

Ceramic tiled floor, panelled in bath with shower fitment over, vanity wash hand basin with double door unit below, low flush w.c.

### ON THE FIRST FLOOR

#### LANDING

With replacement internal doors leading to all bedrooms.

##### BEDROOM 1 (FRONT)

13'4 x 10' (4.06m x 3.05m)

Laminated flooring, 2 UPVC double glazed windows, single panel central heating radiator, large full length range of mirror fronted 3 door sliding wardrobe.

##### BEDROOM 2 (REAR)

10'6 x 6'8 (3.20m x 2.03m)

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

##### BEDROOM 3 (REAR)

9' x 6' (2.74m x 1.83m)

UPVC double glazed window, single panel central heating radiator.

#### OUTSIDE

Paved terrace with cold water tap.

Separate tradesman's side entrance.

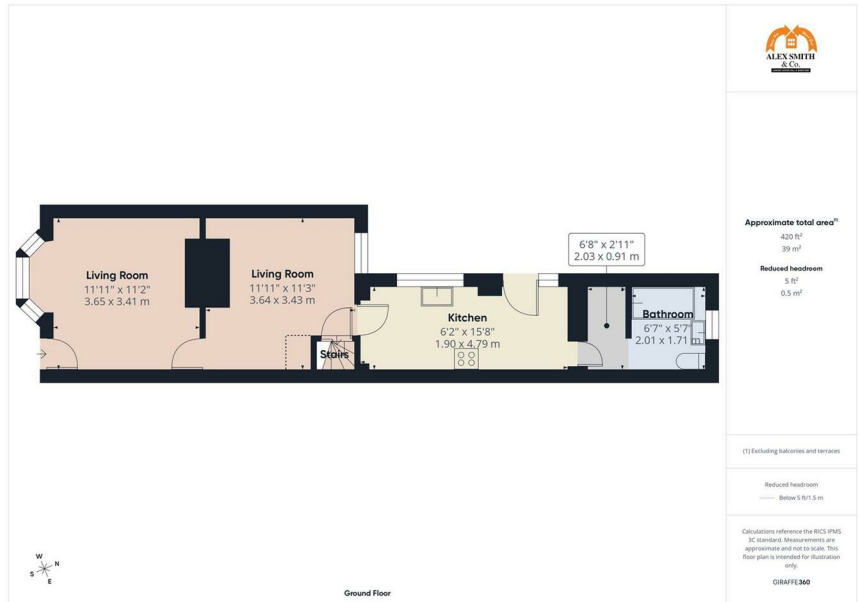
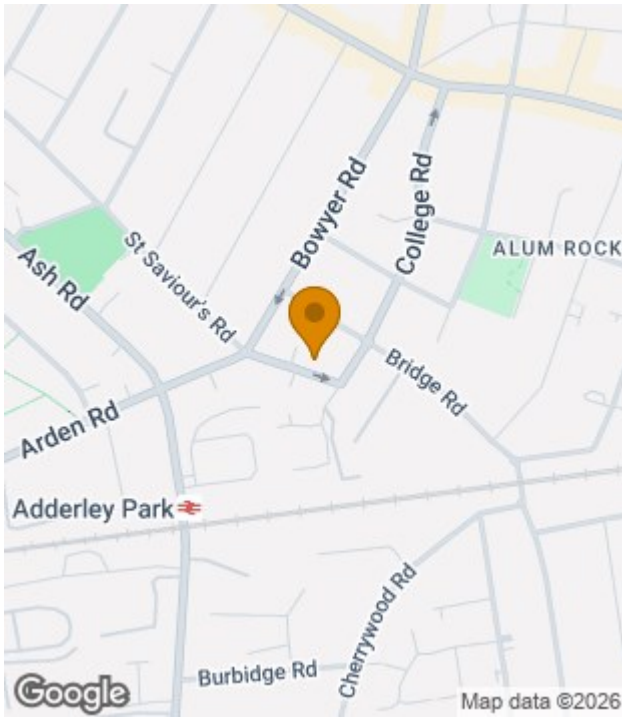
Lawned rear garden.

Timber garden store.

#### COUNCIL TAX BAND:

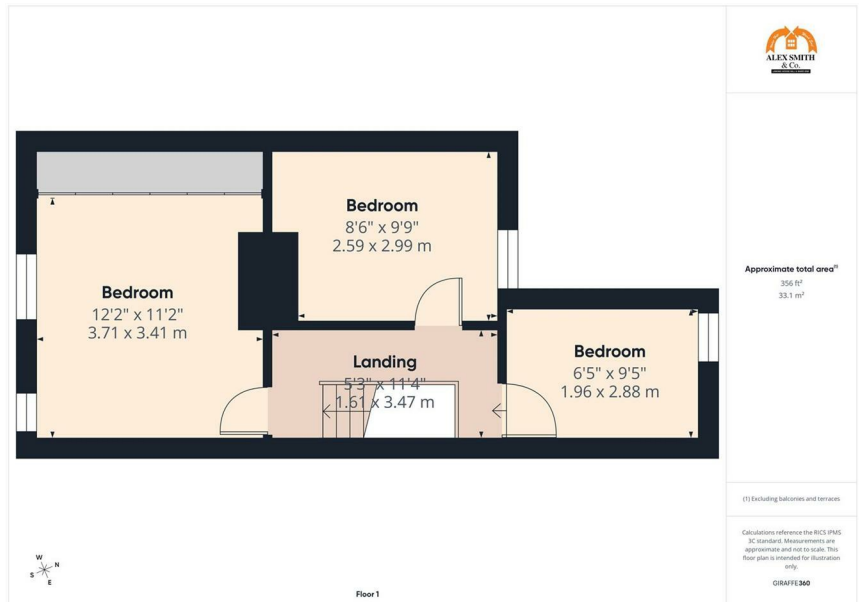
This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,491.33 Year 2025/26.





### 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>		
(55-68) <b>D</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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