



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

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## **37 Northleigh Road, Ward End, Birmingham B8 2QP**

### **Price £214,950**

A freehold 2 bedroom end town house benefiting from gas central heating and side garage with substantial off road parking to the front.  
Approximate total area 749ft<sup>2</sup> / 69.7m<sup>2</sup>



Northleigh Road is located off Ward End Road, which in turn leads off Drews Lane which can be accessed from either Bromford Lane or Washwood Heath Road.

The property stands back from the roadway behind a paved foregarden/vehicular driveway approach that provides multi car parking space to the front, as well as access to a side garage.

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

#### PORCH ENTRANCE

With UPVC double glazed door and windows.

#### FRONT DOOR OPENING TO

#### OPEN PLAN LOUNGE (FRONT)

15'3 x 12'10 into bay (4.65m x 3.91m into bay)

Laminated flooring, UPVC single glazed bay window, twin panel central heating radiator., full height storage cupboard.

#### KITCHEN (REAR)

12'2 x 7'6 (3.71m x 2.29m)

Ceramic tiled floor, twin drainer stainless steel sink unit with mixer taps, 3 double door base units, double door and single door wall units, 5 ring gas hob, plumbing for automatic washing machine, GLOWWORM gas fired central heating boiler. UPVC single glazed window.

#### OFF IS AN UNDERSTAIRS SEPARATE TOILET

With low flush w.c. and wash hand basin.

### ON THE FIRST FLOOR

#### LANDING

Twin panel central heating radiator, UPVC single glazed window.

#### BEDROOM 1 (REAR)

12'6 x 7'11 (3.81m x 2.41m)

UPVC single glazed window, twin panel central heating radiator. Single door storage cupboard.

#### BEDROOM 2 (FRONT)

10'4 x 7'6 (3.15m x 2.29m)

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

#### BATHROOM

7'4 x 6'10 (2.24m x 2.08m)

Panelled in bath with shower attachment, vanity wash hand basin, low flush w.c. UPVC single glazed window.

#### OUTSIDE

Side workshop with double door entrance to the front. Single door entrance at rear.

Full width paved patio. Lawned rear garden with fenced borders.

#### SIDE GARAGE

With access front and rear.

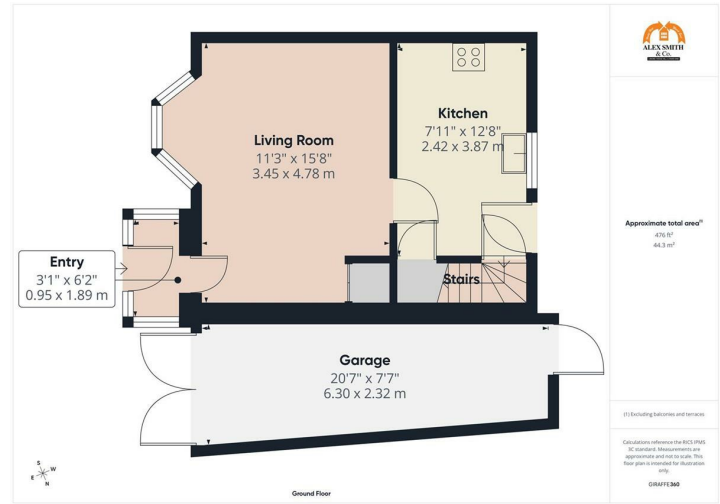
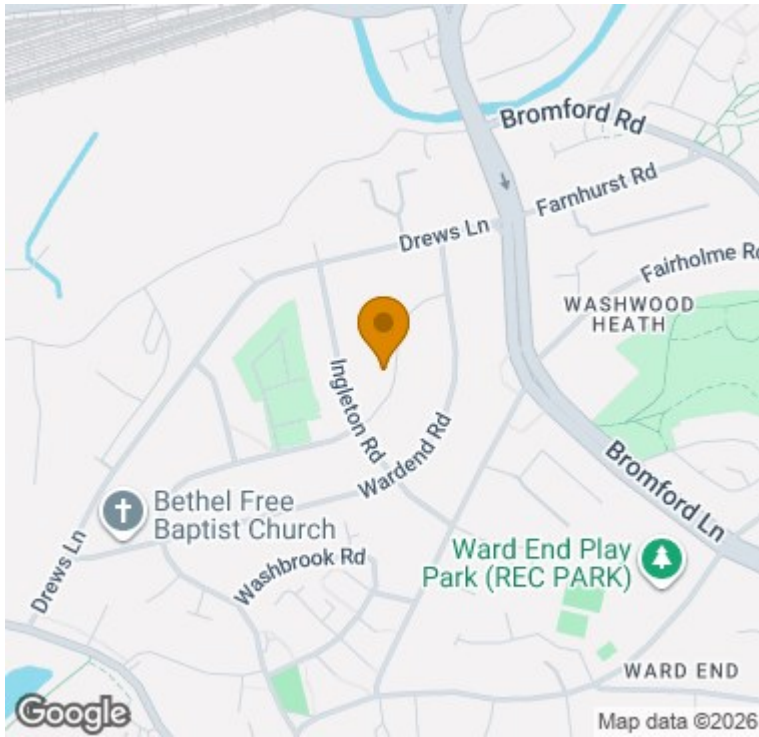
Paved terrace.

Rear garden.

## COUNCIL TAX BAND:

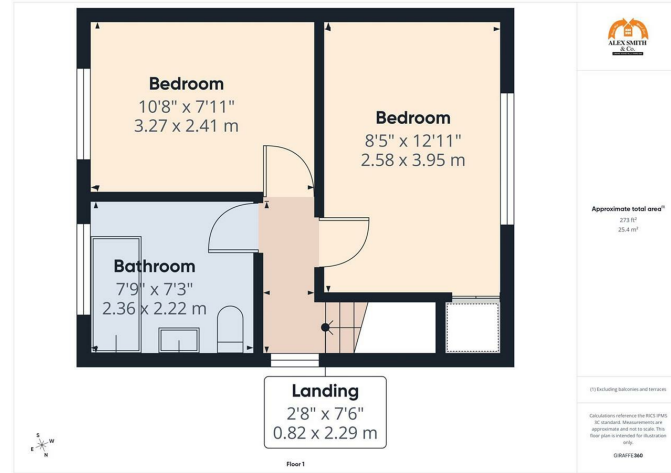
This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,491.33 Year 2025/2026.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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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