



## **21 Drews Lane, Ward End, Birmingham B8 2QE** **Price £310,000**

A much extended, freehold 3 bedroom, 2 reception room, end town house with additional much extended breakfast kitchen and ground floor bathroom.

Gas central heating, UPVC double glazing and off road parking for multiple cars.

Drews Lane is located in between Bromford Lane and the main Washwood Heath Road close to Ward End Park.

The property stands well back from the roadway behind a full width block paved foregarden/vehicular driveway that provides access for multiple vehicles.

In turn the property is built of traditional two story brick construction and is surmounted by a pitched tiled roof having single height bay to the front elevation and substantial single storey side extension with large single storey rear extension.

### THE INTERNAL ACCOMMODATION BRIEFLY COMPRISSES ON THE GROUND FLOOR

#### PORCH ENTRANCE

With UPVC double glazed sliding patio doors entrance, with additional UPVC double glazed windows.

Inside the porch are 2 front doors, 1 providing access to the main hallway and 1 providing access to the extended second lounge.

#### UPVC FRONT DOOR TO RECEPTION HALL

#### RECEPTION HALL

Staircase off, laminated flooring.

#### LOUNGE (FRONT)

15'8 x 13'4 (4.78m x 4.06m)

Laminated flooring, UPVC double glazed bay window, twin panel central heating radiator. Panelled feature wall. Centre and 2 single wall light points, spotlights.

#### LOBBY WITH ACCESS TO BOTH LOUNGES AND BREAKFAST KI

#### EXTENDED SITTING ROOM (FRONT)

20'7 x 9'10 (max) 6'11 (min) (6.27m x 3.00m (max) 2.11m (min))

Laminated flooring, UPVC double glazed window, single panel central heating radiator, centre and 2 single wall light points.

#### MUCH EXTENDED BREAKFAST KITCHEN (REAR)

16'9 x 15'5 (5.11m x 4.70m)

Ceramic tiled floor, single drainer stainless steel sink unit with mixer taps and an extensive range of built in kitchen wall and base units, gas cooker point, single panel central heating radiator, UPVC double glazed sliding patio doors to outside, spotlights.

#### VENTILATED LOBBY

With ceramic tiled floor, plumbing for automatic washing machine, WORCESTER gas fired central heating boiler.

#### TILED GROUND FLOOR BATHROOM

9'8 x 5' (2.95m x 1.52m)

Ceramic tiling to the walls and floor. Panelled in bath with multi head shower over, large vanity wash hand basin with 2 drawers below. Low flush w.c. UPVC double glazed window, heated towel rail.

#### ON THE FIRST FLOOR

#### LANDING

With expensive internal doors to all bedrooms.

#### BEDROOM 1 (FRONT)

11'8 (min) x 10'2 (3.56m (min) x 3.10m)

UPVC double glazed window, single panel central heating radiator, large built in 3 sliding door wardrobe with additional 3 drawer base unit. Centre and 2 single wall light points.

#### OFF IS A SEPARATE TOILET

With low flush w.c. pedestal wash hand basin. linen and storage cupboard.

#### BEDROOM 2 (REAR)

12'5 x 8'10 (3.78m x 2.69m)

Attractive panelled walls, single panel central heating radiator, UPVC double glazed window, built in 3 mirror fronted sliding wardrobe.

#### BEDROOM 3 (REAR)

9'4 x 7'1 (2.84m x 2.16m)

Single panel central heating radiator, UPVC double glazed window.

#### OUTSIDE

Majority paved rear garden with secure borders.

#### 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<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.



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

23 COLESHILL ROAD  
HODGE HILL  
BIRMINGHAM B36 8DT  
TEL: 0121-784 6660