



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

**HODGE HILL**  
0121-784 6660  
sales@alex-smith.co.uk  
www.alex-smith.co.uk



## **56 Moat Lane, Yardley, Birmingham B26 1TJ**

### **Price £210,000**

REDUCED BY £10,000. A freehold 2 bedroom mid terrace benefiting from a modern refitted kitchen (separate utility area) modern shower room and UPVC double glazing.

Approximate total area 663ft<sup>2</sup> / 61.5m<sup>2</sup>

NO UPWARD CHAIN.



Moat Lane is located at the junction of Rowlands Road and Yew Tree Lane and also leads on from Barrows Lane Yardley.

The property is set back from the roadway behind a walled and gated block paved foregarden approach and in turn is built of two storey brick construction being surmounted by a replacement pitched tiled roof and single height bay to the front elevation,

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### INNER PORCH ENTRANCE

With quarry tiled floor.

#### FRONT DOOR LEADING TO RECEPTION HALL

Matching quarry tiled floor, staircase off.

#### LOUNGE (FRONT)

15'6 x 11'8 (4.72m x 3.56m)

UPVC double glazed bay window, stone feature fireplace with coal effect gas fire.

#### MODERN REFITTED KITCHEN (REAR)

15'1 x 6'6 (4.60m x 1.98m)

Ceramic tiled floor, single drainer twin bowl sink unit with mixer taps, double door, 3 single door and 3 pan drawer base units with work surface over. 2 double door and 3 single door wall units.

Integrated and concealed fridge and freezer, 5 ring AEG gas hob with stainless steel AEG extractor fan over. Built in STOVES double oven with additional microwave.

Additional breakfast bar.

Large walk in understairs pantry. 2 UPVC double glazed windows.

#### COMPOSITE DOOR LEADING TO

#### UTILITY

8'7 x 8'3 (2.62m x 2.51m)

Ceramic tiled floor, plumbing for automatic washing machine. Electric wall heater. UPVC double glazed window. Composite door to outside.

#### OFF IS A SEPARATE CLOAKROOM

Low flush w.c. wash hand basin, UPVC double glazed window.

### ON THE FIRST FLOOR

#### LANDING

#### BEDROOM 1 (FRONT)

15'1 x 9'5 (4.60m x 2.87m)

Gas wall heater, UPVC double glazed window, built in double door wardrobe, dressing table with storage cabinets.

#### BEDROOM 2 (REAR)

9'7 x 9'1 (2.92m x 2.77m)

Electric wall heater, double door and single door built in wardrobes with bonnet cupboards over. UPVC double glazed window.

#### MODERN SHOWER ROOM (REAR)

7'4 x 6'8 (2.24m x 2.03m)

Shower cubicle with MIRA fitted electric shower. Pedestal wash hand basin, low flush w. c. Heated towel rail. Gas wall heater, UPVC double glazed window, ceramic tiled floor.

#### OUTSIDE

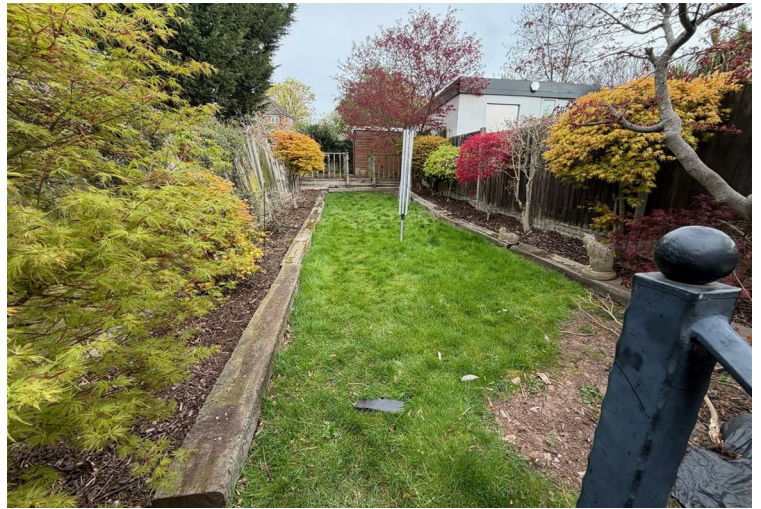
Separate tradesman's side entrance.

Gate leading to side and rear patio area with large timber store.

Lawned rear garden with additional store at rear.

#### COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,830.25 Year 2026/27.





### 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>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(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 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