



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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



21 Mickleover Road, Ward End, Birmingham B8 2ND

Price £299,950

An extended, freehold, 3 bedroom semi detached family residence benefiting from a converted side garage into the kitchen area, with the original kitchen now being a 3rd reception room. A utility/shower room exists to the rear of the property.

Other benefits include gas fired central heating and UPVC double glazing. Please note that the property is in dated condition and does require modernisation and redecoration throughout.

Approximate total area 986ft² / 91.7m²

No Upward chain.



Mickleover Road is located in between the main Washwood Heath Road and Morris Road, which in turn is situated off Bromford Lane.

The property stands back from the roadway behind a foregarden with full length vehicular driveway approach. The property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof having full height bay to the front elevation.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

UPVC FRONT DOOR ENTRANCE TO

RECEPTION HALL

Laminated flooring, single panel central heating radiator, UPVC double glazed window. Under stairs storage cupboard, staircase off.

SITTING ROOM (FRONT)

14'2 into bay x 10'1 (4.32m into bay x 3.07m)

UPVC double glazed bay window, twin panel central heating radiator, polished fire surround with tiled inset.

LOUNGE (REAR)

12'1 x 10'1 (3.68m x 3.07m)

Twin panel central heating radiator, 2 UPVC double glazed windows and UPVC door to outside.

DINING ROOM (REAR)

15'6 x 5'10 (min) 7'8 (max) (4.72m x 1.78m (min) 2.34m (max))

This extended room was formerly the original kitchen. UPVC double glazed window, single panel central heating radiator.

KITCHEN (FRONT)

16'9 x 5'5 (5.11m x 1.65m)

This room being originally the side garage. Single drainer twin bowl sink with mixer taps. A range of dated kitchen wall and base units. 4 ring gas hob with oven below and extractor fan over. Plumbing for automatic washing machine, single panel central heating radiator, UPVC double glazed window and door to the front.

ACCESS TO

UTILITY/SHOWER ROOM

14'9 x 3'6 (4.50m x 1.07m)

Ceramic tiling to the walls and floor, plumbing for shower, pedestal wash hand basin, UPVC double glazed door leading to outside.

OFF IS A SEPARATE TOILET

Low flush w.c.

ON THE FIRST FLOOR

LANDING

UPVC double glazed window. Loft access.

BEDROOM 1 (FRONT)

14'3 x 9'10 (4.34m x 3.00m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 2 (REAR)

12'1 x 9'10 (3.68m x 3.00m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 3 (FRONT)

7'6 x 5'10 (2.29m x 1.78m)

UPVC double glazed window, single panel central heating radiator.

BATHROOM (REAR)

8'9 x 5'10 (2.67m x 1.78m)

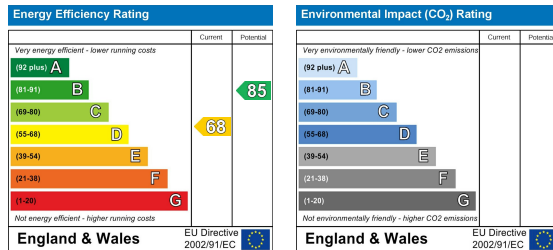
Ceramic tiling to the walls. Panelled in bath to the shower over, pedestal wash hand basin, low flush w.c. heated towel rail, UPVC double glazed window. Airing cupboard housing the Worcester gas fired central heating boiler.

OUTSIDE

Full width paved patio, large lawned rear garden with mature borders.

COUNCIL TAX BAND:

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



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