



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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174 Wardend Road, Ward End, Birmingham B8 2QZ

Price £229,950

A very well maintained and attractively presented, freehold, 3 bedroomed semi detached family residence benefiting from gas fired central heating, UPVC double glazing and off road parking space for multiple vehicles.



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

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

THE ATTRACTIVE ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

UPVC FRONT DOOR ENTRANCE

RECEPTION HALL

Laminated flooring, single panel central heating radiator.

LOUNGE (FRONT)

16'9 into bay x 13'8 (5.11m into bay x 4.17m)

UPVC double glazed bay window, twin panel central heating radiator, large understairs storage cupboard housing the gas fired central heating boiler.

REFITTED KITCHEN (REAR)

11'3 x 9'3 (3.43m x 2.82m)

Single drainer twin bowl stainless steel sink unit with mixer taps. Double door, single door and 4 drawer base unit, all with work surface above. Double door display unit, double door and corner door wall unit. Gas cooker point, plumbing for automatic washing machine. Single panel central heating radiator, 2 UPVC double glazed windows and UPVC door to outside.

GROUND FLOOR BATHROOM (REAR)

9'2 x 5'1 (2.79m x 1.55m)

Large panelled in bath with shower fitment over. Pedestal wash hand basin, low flush w.c. heated towel rail, UPVC double glazed window.

ON THE FIRST FLOOR

LANDING

UPVC double glazed window.

BEDROOM 1 (FRONT)

15'3 x 10'4 (4.65m x 3.15m)

Laminated flooring, twin panel central heating radiator, UPVC double glazed window, large single door storage cupboard.

BEDROOM 2 (REAR)

12'9 x 9'4 (3.89m x 2.84m)

Laminated flooring, twin panel central heating radiator, UPVC double glazed window, built in linen and storage cupboard.

BEDROOM 3 (REAR)

9'5 x 7'5 (2.87m x 2.26m)

UPVC double glazed window, single panel central heating radiator.

OUTSIDE

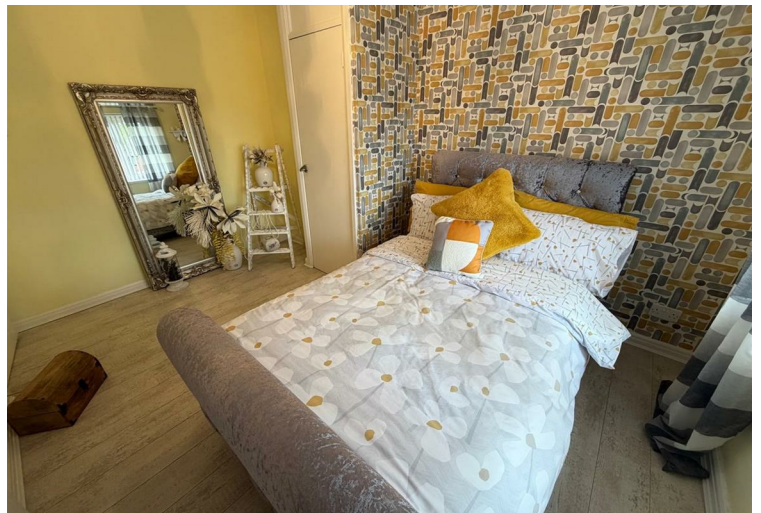
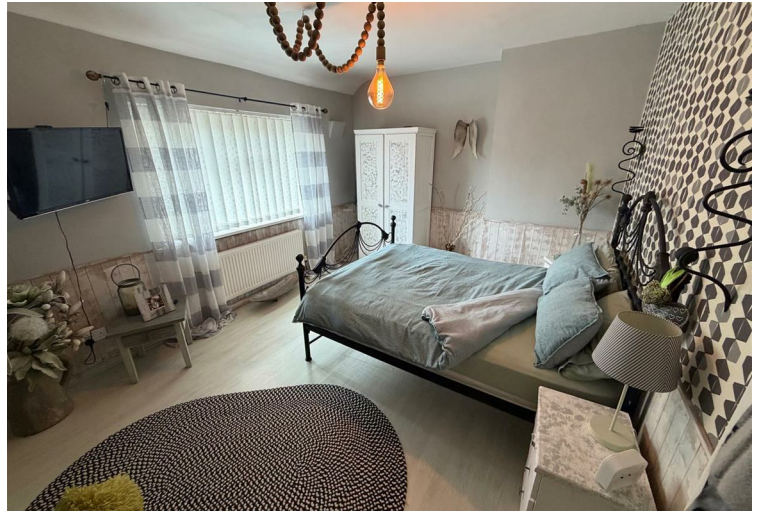
Separate tradesman's side entrance,

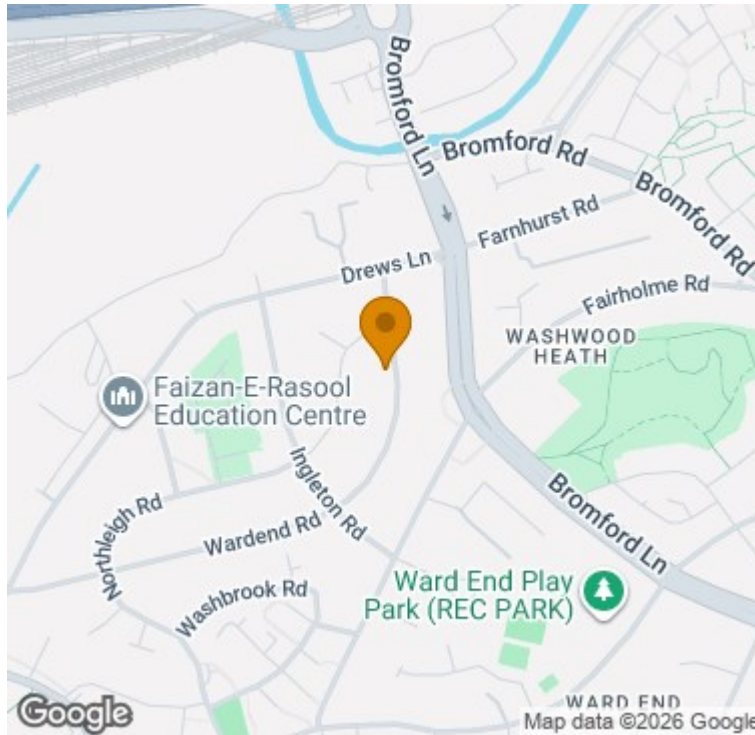
Full width paved terrace with cold water tap.

Well maintained lawned rear garden with fenced borders.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,830.26 Year 2026/27.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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