



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

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## **411 Auckland Drive, Smiths Wood, Birmingham B36 0QN**

### **Price £239,950**

A freehold 3 bedroom semi with garage and off road parking at rear.

Brand new kitchen and shower room, gas fired central heating and UPVC double glazing.

Approximate total area 827ft<sup>2</sup> / 76.9m<sup>2</sup>

No upward chain.



Auckland Drive runs adjacent to the Collector Road and can be accessed off the island at the top of the Collector Road adjoining the Birmingham Road and the A452.

The property stands back from the roadway behind a neat lawned foregarden with full length pathway approach.

Vehicular access is available to the rear, with additional off road parking and garage at rear.

The property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof.

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### PORCH ENTRANCE

With UPVC double glazed sliding patio doors and windows.

#### RECEPTION HALL

Twin panel central heating radiator, staircase off.

#### LOUNGE (FRONT)

14'5 x 12'7 (4.39m x 3.84m)

UPVC double glazed bow window, twin panel central heating radiator, ornate Adams style fireplace, centre and 2 double wall light points.

#### DINING ROOM (REAR)

13'1 x 7'9 (3.99m x 2.36m)

Single panel central heating radiator, UPVC double glazed windows and double doors to outside.

#### MODERN REFITTED KITCHEN (REAR)

12'3 x 7'6 (3.73m x 2.29m)

Brand new units, comprising single drainer sink unit with mixer taps. Double door, 4 single door and a 3 drawer base unit with work surface above. Additional concealed base unit with integrated and concealed washing machine. 3 double door and 3 single door wall units.

Brand new AEG electric hob with oven below and concealed extractor fan over. Integrated and concealed full height fridge freezer. Built in understairs pantry, UPVC double glazed door and window, spotlights.

### ON THE FIRST FLOOR

#### LANDING

UPVC double glazed window, VAILLANT gas fired central heating boiler, electric immersion switch, loft access.

#### BEDROOM 1 (FRONT)

14'5 x 9'5 (4.39m x 2.87m)

UPVC double glazed window, single panel central heating radiator, 3 double door and a single door built in wardrobes with additional drawers and storage.

#### BEDROOM 2 (REAR)

12'2 x 9'6 (3.71m x 2.90m)

Single panel central heating radiator, UPVC double glazed window.

#### BEDROOM 3 (FRONT)

10'3 x 6'8 (3.12m x 2.03m)

Single panel central heating radiator, UPVC double glazed window.

#### MODERN SHOWER ROOM

7'6 x 5'7 (2.29m x 1.70m)

Large built in walk in shower cubicle with multi head shower having hand rails. Vanity wash hand basin, double door base unit. Built in low flush w.c. Heated towel rail, UPVC double glazed window, mirror fronted cabinet.

#### OUTSIDE

Separate tradesman's side entrance.

Paved side pathway.

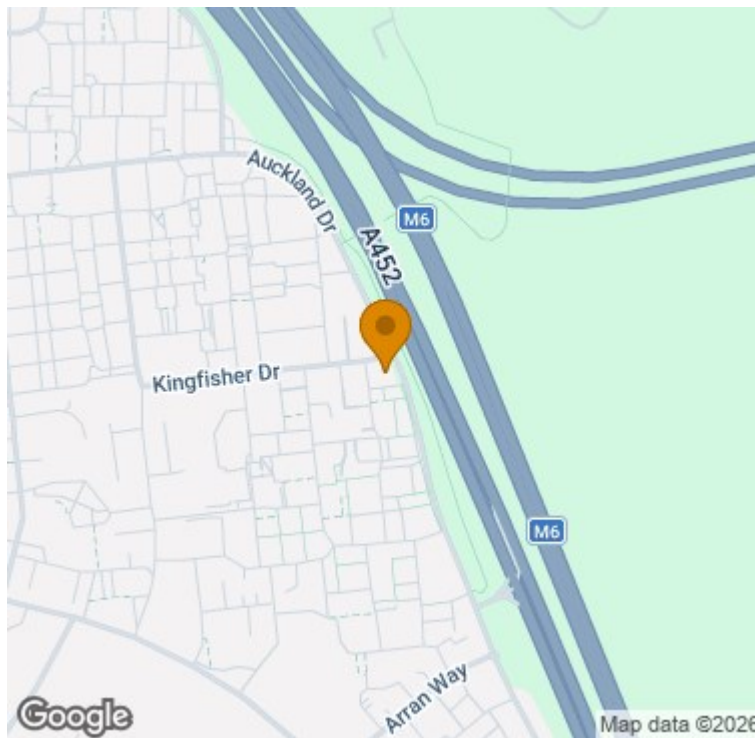
Patio with cold water tap leading to lawned rear garden.

Brick built garage at rear with additional double gate leading to off road parking.

#### COUNCIL TAX BAND:

This Property falls into Solihull Council Tax Band B Council Tax Payable Per Annum £1,738.48. Year 2026/27.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</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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