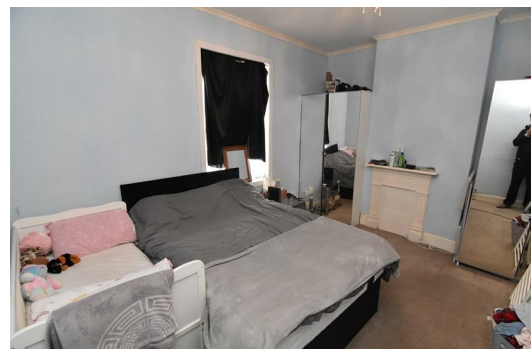
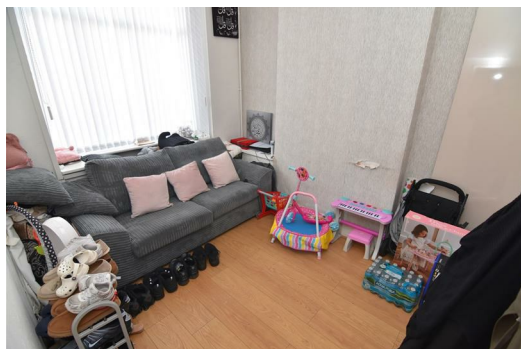




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

**HODGE HILL**  
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## 131 Wright Road, Saltley, Birmingham B8 1NU

### Price £189,950

A freehold, 2 bedroom mid terrace family residence with two reception rooms, benefiting from gas fired central heating and UPVC double glazing.

No upward chain.



Wright Road is located off the main Washwood Heath Road.

The property stands back from the roadway behind a small paved foregarden/pathway approach.

In turn the property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof with single height bay to the front elevation.

### **THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES**

#### **ON THE GROUND FLOOR**

##### **UPVC FRONT DOOR ENTRANCE**

##### **RECEPTION HALL**

Laminated flooring, single panel central heating radiator.

##### **SITTING ROOM (FRONT)**

11'6 into bay x 8'9 (3.51m into bay x 2.67m)

Laminated flooring, single panel central heating radiator, UPVC double glazed bay window.

##### **LOUNGE (REAR)**

12'2 x 11'1 (3.71m x 3.38m)

Single panel central heating radiator, UPVC double glazed window, coal effect gas fire, understairs store.

##### **KITCHEN (REAR)**

10'3 x 7'3 (3.12m x 2.21m)

Single drainer stainless steel sink unit with mixer taps and double door base unit below. Further single door and a 3 drawer base unit all with work surface over. 2 double door, 2 single door wall units, plumbing for automatic washing machine, 4 ring gas hob with oven below, UPVC double glazed door and window, wall mounted gas fired central heating boiler.

#### **ON THE FIRST FLOOR**

##### **LANDING**

##### **BEDROOM 1 (FRONT)**

14'1 x 10'2 (4.29m x 3.10m)

UPVC double glazed window, twin panel central heating radiator.

##### **BEDROOM 2 (REAR)**

11'2 x 11' (3.40m x 3.35m)

UPVC double glazed window, twin panel central heating radiator.

##### **SHOWER ROOM**

10'3 x 7'1 (3.12m x 2.16m)

Ceramic tiled floor and walls. Shower cubicle, vanity wash hand basin, low flush w.c. heated towel rail, airing cupboard.

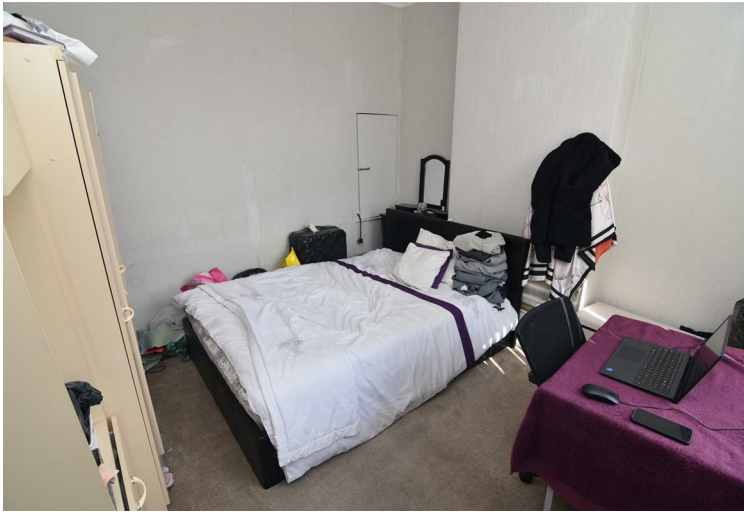
##### **OUTSIDE**

Separate tradesman's side entrance.

Paved rear garden with cold water tap, brick built store.

##### **COUNCIL TAX BAND:**

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,568.78 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>		
(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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