



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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6 Grange Avenue, Ward End, Birmingham B8 2HN

Price £189,950

A very well maintained and attractively presented, freehold, 2 bedroom end terrace family residence located off a pathway approach and benefiting from gas fired central heating, UPVC double glazed windows with attractive decoration and fittings throughout,

Please note there is no vehicular access to this property.



Grange Avenue is a walkway that is located off Asquith Road, which in turn leads off the main Washwood Heath Road Ward End.

The property stands back off the roadway behind a very attractive paved foregarden with colourful borders.

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

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

With UPVC double glazed double door entrance.

UPVC FRONT DOOR LEADING TO

SPACIOUS THROUGH LOUNGE COMPRISING

LOUNGE (FRONT)

13'9 x 12'5 (4.19m x 3.78m)

UPVC double glazed bow window, twin panel central heating radiator.

STEP TO LOUNGE (REAR)

14'4 x 12'5 (4.37m x 3.78m)

2 twin panel central heating radiators, UPVC double glazed window, ornate feature fireplace, staircase off.

EXTENDED KITCHEN (REAR)

17' x 5'10 (5.18m x 1.78m)

Single drainer twin bowl sink unit with mixer taps and double door base unit below. Further 4 double door and a 2 drawer base unit all with rounded edge work surface over. Double door display unit, 2 double door and a single wall unit, 4 ring gas hob with eye level double oven. Plumbing for automatic washing machine, full height double door larder. UPVC double glazed door and window.

GROUND FLOOR BATHROOM

8'6 x 6'6 (2.59m x 1.98m)

With majority tiled walls. Panelled in bath, separate shower cubicle, pedestal wash hand basin, low flush w.c. UPVC double glazed window, heated towel rail. Single panel central heating radiator.

ON THE FIRST FLOOR

VESTIBULE LANDING

BEDROOM 1 (FRONT)

12'5 x 10'2 (3.78m x 3.10m)

Twin panel central heating radiator. UPVC double glazed window.

BEDROOM 2 (REAR)

12'5 x 11'2 (3.78m x 3.40m)

Twin panel central heating radiator, UPVC double glazed window.

OFF IS A PULLDOWN LADDER TO LOFT FOR STORAGE

12'6 x 13'6 (3.81m x 4.11m)

Wall mounted IDEAL gas fired central heating boiler, Velux window.

OUTSIDE

Paved pathway.

Very well. maintained and attractively presented rear garden,

Lawned (artificial) rear garden area.

Large brick built store at rear with power and lighting.

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) A		
(81-91) B		86
(69-80) C		
(55-68) D	57	
(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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