



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

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



**125 Northleigh Road, Ward End, Birmingham B8 2QJ**  
**Price £186,950**

A very well maintained, freehold 3 bedroom mid terrace family residence benefiting from gas central heating and UPVC double glazing. Most attractive rear garden.



Northleigh Road is located off both Wardend Road and Ingleton Road.

The property is set back from the roadway behind a neat lawned foregarden with full length 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

#### PORCH ENTRANCE BECOMING HALLWAY

With UPVC double glazed door and window, single panel central heating boiler.

#### LOUNGE (FRONT)

15'7 x 13'3 into bay (4.75m x 4.04m into bay)

Laminated flooring, UPVC double glazed bay window, twin panel central heating radiator, fitted gas fired set on a marble hearth.

#### KITCHEN (REAR)

8'10 x 7'9 (2.69m x 2.36m)

Single drainer stainless steel sink unit with hot and cold taps and double door base unit below. Double door and single door wall unit, gas cooker point, plumbing for automatic washing machine, UPVC double glazed door and windows.

#### GROUND FLOOR SHOWER ROOM

7'8 x 4'6 (2.34m x 1.37m)

With full height ceramic tiling, modern shower cubicle, pedestal wash hand basin, low flush w.c. UPVC double glazed window.

### ON THE FIRST FLOOR

#### LANDING

Single panel central heating radiator, loft access.

#### BEDROOM 1 (REAR)

12'9 x 8'4 (3.89m x 2.54m)

UPVC double glazed window, twin panel central heating radiator, laminated flooring.

#### BEDROOM 2 (FRONT)

10'9 x 6'9 (3.28m x 2.06m)

Laminated flooring, UPVC double glazed window, twin panel central heating radiator, linen and airing cupboard with Glow worm central heating boiler.

#### BEDROOM 3 (FRONT)

8'9 x 7'3 (2.67m x 2.21m)

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

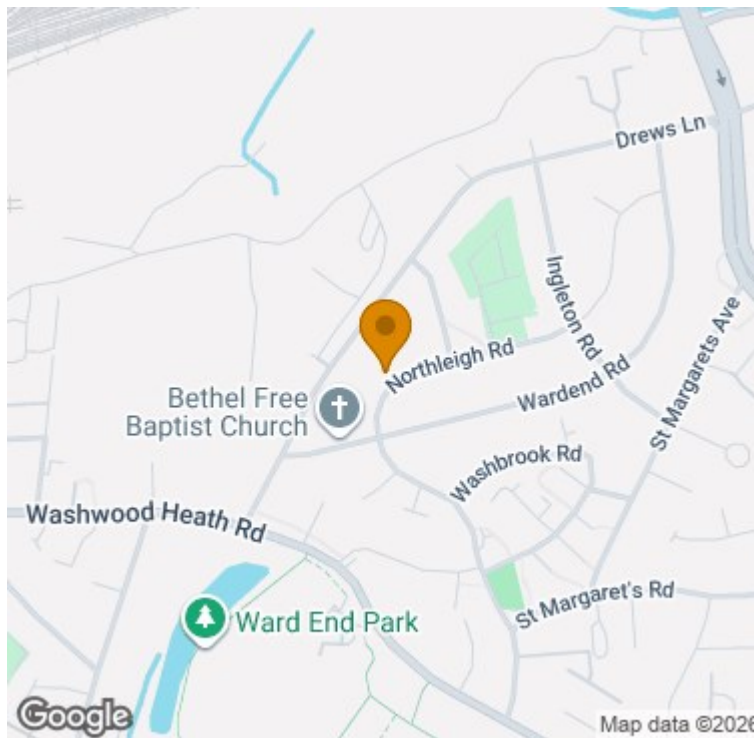
### OUTSIDE

Block paved patio, most attractive lawned rear garden with mature borders.

### 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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23 COLESHILL ROAD  
HODGE HILL  
BIRMINGHAM B36 8DT  
TEL: 0121-784 6660