



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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153 Ward End Park Road, Ward End, Birmingham B8 2XA **Price £325,000**

An extended, freehold 3 bedroom semi with extended and re-fitted kitchen, gas central heating, Upvc double glazing and large rear garden over looking Ward End Park. Multi car parking space to the front.

Approximate total area 952ft² / 88.4m²



Ward End Park Road is located in between Washwood Heath Road and Foxton Road (which in turn leads off Alum Rock Road)

OUTSIDE

Paved Patio Area with steps to a large and well maintained lawned rear garden overlooking "Ward End Park"

The property is set well back from the roadway behind a block paved fore-garden / driveway that provides multi car parking places to the front. The garden at rear overlooks Ward End Park Road.

The Accommodation Comprises

On The Ground Floor

Porch Entrance

With Upvc double glazed sliding patio doors.

Reception Hall

Laminated flooring, single panel central heating radiator, Upvc double glazed door and window, under stairs storage cupboard.

Through Lounge that is split into two with archway

Dining Room (front)

14'4 x 10'7 (4.37m x 3.23m)

Upvc double glazed bay window, 2 single panel central heating radiators, polished fire surround with fitted gas fire.

Lounge (rear)

12'9 x 10'6 (3.89m x 3.20m)

Laminated flooring, Adam Style feature fire place with fitted gas fire. Double glazed sliding patio doors, centre and 2 single wall light points, laminated flooring.

Extended Kitchen (rear)

24'3 mx x 6'10 max / 5'7 min (7.39m mx x 2.08m max / 1.70m min)

Single drainer, twin bowl sink unit with mixer taps. 4 double door, 2 single door and a 3 drawer base unit with work surface over. 4 double door, a corner double door and 2 single door wall units, gas cooker point for range, plumbing for automatic washing machine, heated towel rail. Upvc double glazed door and window.

On The First Floor

Landing

Bedroom 1 (rear)

12'10 x 10'11 (3.91m x 3.33m)

Upvc double glazed bay window, single panel central heating radiator.

Bedroom 2 (front)

11'9 x 9'2 (3.58m x 2.79m)

Laminated flooring, Upvc double glazing and single panel central heating radiator.

Bedroom 3 (front)

8'3 x 7' (2.51m x 2.13m)

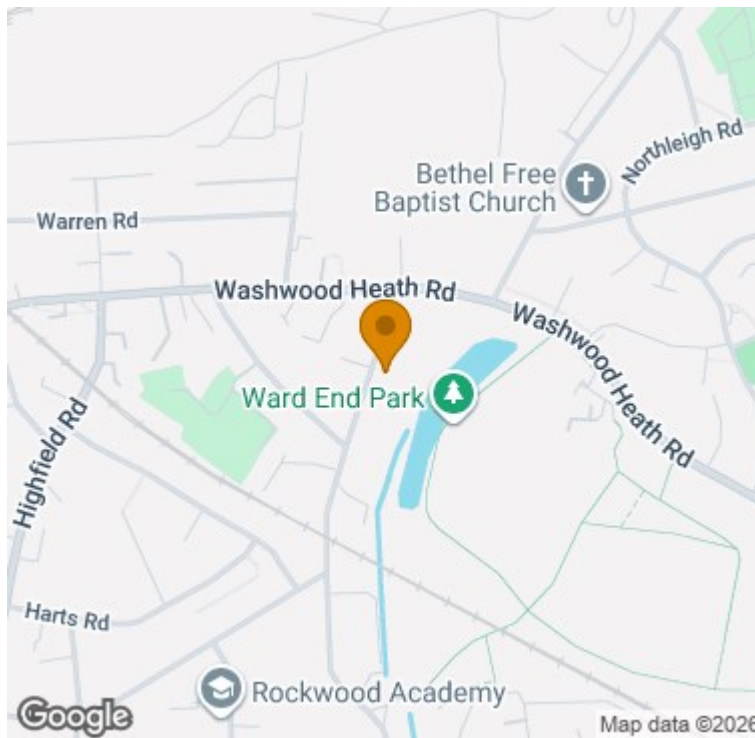
Upvc double glazed window, twin panel central heating radiator.

Bathroom (rear)

9'3 x 5'5 (2.82m x 1.65m)

Corner bath with Triton shower fitting over. Pedestal wash hand basin, low flush WC, Twin panel central heating radiator, Upvc double glazed window.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(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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