



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

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**43 St. Josephs Road, Ward End, Birmingham B8 2JX**  
**Price £239,950**

A freehold 3 bedroom mid terrace family residence benefiting from gas fired central heating UPVC double glazing and off road parking space to the front.



St Josephs Road is located in between Washwood Heath Road and Alum Rock Road.

The property stands back from the roadway behind a paved foregarden that provides road parking to the front.

In turn 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**

#### **COMPOSITE FRONT DOOR ENTRANCE**

#### **RECEPTION HALL**

#### **LOUNGE (FRONT)**

12'10 x 12'7 (3.91m x 3.84m)

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

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

10'2 x 9'4 (3.10m x 2.84m)

Ceramic tiled floor, single drainer sink unit with mixer taps, double door, 2 single door and a corner double door base unit, 3 double door and a single door wall unit, 4 ring gas hob with oven below. Plumbing for automatic washing machine, UPVC double glazed window, single panel central heating radiator.

#### **GROUND FLOOR BATHROOM**

7'7 x 4'7 (2.31m x 1.40m)

Ceramic tiled floor, panelled in bath with shower over. Vanity wash hand basin, low flush w.c. UPVC double glazed window, single panel central heating radiator.

### **ON THE FIRST FLOOR**

#### **LANDING**

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

12'9 x 10'7 (3.89m x 3.23m)

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

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

10'8 x 10'1 (3.25m x 3.07m)

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

#### **BEDROOM 3 (REAR)**

7'10 x 7'4 (2.39m x 2.24m)

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

#### **OUTSIDE**

Rear garden with fenced borders.

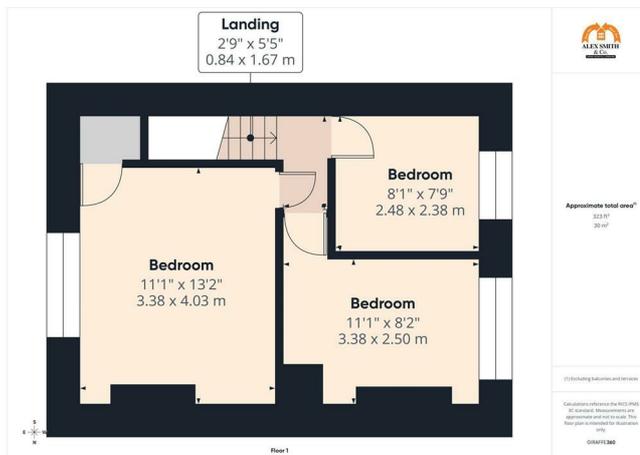
#### **COUNCIL TAX BAND:**

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,491.33 Year 2025/26.



### 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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