



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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103 Southern Road, Ward End, Birmingham B8 2EE

Price £250,000

An extended, freehold, 3 bedroom semi detached family residence benefiting from a kitchen and utility extension and also has gas fired central heating and UPVC double glazing.

Please note that the property has been damaged internally by tenants who have now left the property. There is slight fire damage and the property does require redecoration throughout.

NO UPWARD CHAIN.



Southern Road is located in between its junction with Bromford Lane and Morris Road Ward End.

The property stands well back from the roadway behind a lawned foregarden and paved vehicular driveway approach.

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

The Internal Accommodation Briefly Comprises:-

On The Ground Floor

Porch Entrance

With UPVC double glazed double doors.

Off is a Fitted Cloakroom

With low flush w.c. and wash hand basin.

Reception Hall

Twin panel central heating radiator.

Sitting Room (front)

11'4 into bay x 10'6 (3.45m into bay x 3.20m)

Upvc double glazed bay window, twin panel central heating radiator, polished fire surround.

Lounge (rear)

11'1 x 9'10 (3.38m x 3.00m)

Upvc double glazed windows and twin panel central heating radiator.

Extended Sun Lounge

9'2 x 8'6 (2.79m x 2.59m)

Extended Kitchen

14'87 (max) x 11'7 (max) (4.27m (max) x 3.53m (max))

Ceramic tiled floor, single drainer twin bowl sink unit with mixer taps and a range of fitted wall and base units, some of which have been damaged in a fire over the gas hob. 5 ring gas hob with eye level oven and microwave built in and concealed dishwasher, integrated and concealed fridge freezer. Single panel central heating radiator, UPVC double glazed window.

Extended Utility

7'4 x 6'7 (2.24m x 2.01m)

Ceramic tiled floor, plumbing for automatic washing machine, Baxi gas fired central heating boiler, UPVC double glazed door and window.

Storage Room (front)

5'10 x 4'11 (1.78m x 1.50m)

UPVC front door from outside (front).

On The First Floor

Landing

Bedroom 1 (front)

11'10 into bay x 10'4 (3.61m into bay x 3.15m)

UPVC double glazed window, twin panel central heating radiator.

Bedroom 2 (rear)

10'4 x 9'8 (3.15m x 2.95m)

Upvc double glazed window, single panel central heating radiator.

Bedroom 3 (rear)

7'2 x 5'11 (2.18m x 1.80m)

Upvc double glazed window, single panel central heating radiator.

Bathroom (front)

6'6 x 5'4 (1.98m x 1.63m)

Panelled in bath with shower fitment and additional shower attachment, pedestal wash hand basin, low flush WC. Heated towel rail, Upvc double glazed window.

Full height wall tiles with ceramic tiled floor.

Outside

Paved terrace, large lawned rear garden.

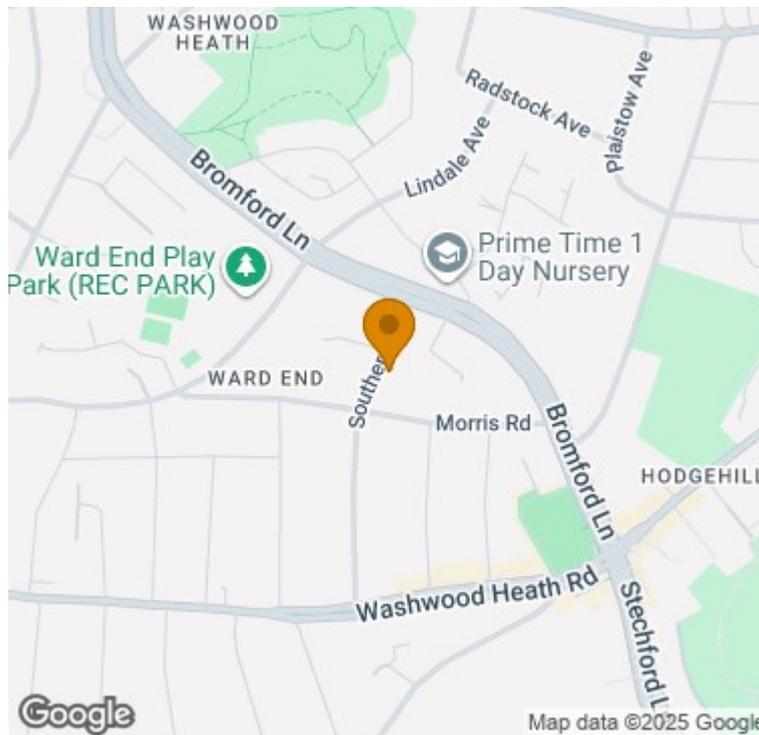
NB

As mentioned in the summary on these particulars, this property has been mistreated by previous tenants and the property does require redecoration throughout. Fire damage has affected several of the wall units, in the kitchen.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,988.44 Year 2025/26





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(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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