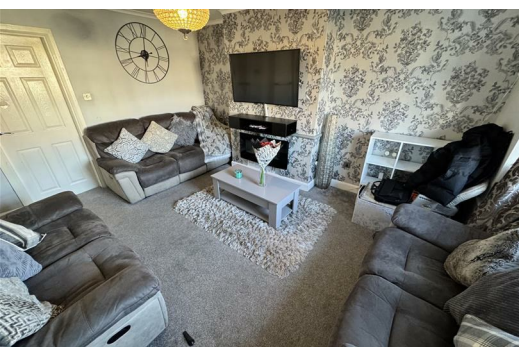




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

**HODGE HILL**  
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**185 Drews Lane, Ward End, Birmingham B8 2SJ**  
**Price £255,000**

REDUCED BY £10,000

A well maintained and attractively presented, freehold, 3 bedroom mid townhouse benefiting from gas fired central heating, UPVC double glazing and off road parking space to the front.





This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £914.82 Year 2016/2017

Drews Lane is located between the main Washwood Heath Road and Bromford Lane.

The property stands back from the roadway, behind a lawned foregarden with full length pathway approach and additional car parking space to the front.

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 accommodation briefly comprises**

#### **ON THE GROUND FLOOR**

##### **UPVC front door**

Leading to

##### **Reception Hall**

Twin panel central heating radiator.  
Staircase off.

##### **Lounge (front)**

15'4 x 11'6 (4.67m x 3.51m)

UPVC double glazed bay window.  
Twin panel central heating radiator.  
Understairs storage cupboard.

##### **Full Width Kitchen (rear)**

14'8" x 9'6" (4.47m x 2.90m)

Single drainer twin bowl sink unit with mixer taps. 3 single door, a 2 drawer and a 4 drawer base unit all with work surface over. Double door and 2 single door wall units. Plumbing for automatic washing machine. 4 ring gas hob with double oven. Single panel central heating radiator, breakfast bar.

Worcester wall mounted gas fired central heating boiler. UPVC double glazed windows and door to outside.

#### **ON THE FIRST FLOOR**

##### **Landing**

##### **Bedroom 1 (rear)**

12'5" x 9 (3.78m x 2.74m)

UPVC double glazed window. Single panel central heating radiator.

##### **Bedroom 2 (front)**

10'6 x 8'10 (3.20m x 2.69m)

UPVC double glazed window. Single panel central heating radiator.

##### **Bedroom 3 (rear)**

9'2 x 7'3 (2.79m x 2.21m)

UPVC double glazed window. Single panel central heating radiator. Built in wardrobe and hanging space.

##### **Bathroom (front)**

7'6 x 7 (2.29m x 2.13m)

Large panelled in bath with shower fitment over. Vanity wash hand basin with drawers below. Low flush w.c. Attractive tiling. UPVC double glazed window. Heated towel rail.

#### **OUTSIDE**

Separate tradesman's side entrance.

Paved terrace.

Rear garden.

#### **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) A		
(81-91) B		88
(69-80) C		
(55-68) D	60	
(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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