



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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



15 Alumhurst Avenue, Ward End, Birmingham B8 3ES

£179,950

A well maintained and presented freehold, 3 bedroom end townhouse with 2 reception rooms which benefits from the installation of gas fired central heating and UPVC double glazing.

The property is situated in the heart of a cul-de-sac and has an additional benefit of a most spacious lawned rear and side garden.



Alumhurst Avenue is located off Cotterills Lane between its junction with Belchers Lane and the main Alum Rock Road.

The property stands back from the roadway behind a neat foregarden with full length pathway approach (please note there is no vehicular access to the frontage of this property).

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 INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

UPVC front door entrance.

RECEPTION HALL

Twin panel central heating radiator. Staircase off.

LOUNGE (FRONT)

15'9 into bay x 13'8 (4.80m into bay x 4.17m)

UPVC double glazed bay window, twin panel central heating radiator, fireplace. Understairs storage cupboard with additional UPVC double glazed window.

KITCHEN (REAR)

10'7 x 9' (3.23m x 2.74m)

Ceramic tiled floor, single drainer twin bowl sink unit with mixer taps, double door, corner double door, single door and a 3 drawer base unit. Double door and 3 single door wall units, plumbing for automatic washing machine, 4 ring gas hob with oven below and extractor fan over.

Twin panel central heating radiator, UPVC double glazed door and window.

DINING AREA

9' x 5'2 (2.74m x 1.57m)

Twin panel central heating radiator, UPVC double glazed window.

ON THE FIRST FLOOR

LANDING

UPVC double glazed window, loft access.

BEDROOM 1 (FRONT)

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

2 double door built in wardrobes with bonnet cupboard over. Single panel central heating radiator, UPVC double glazed window.

BEDROOM 2 (REAR)

12'2 x 9'1 (3.71m x 2.77m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 3 (REAR)

8'10 x 7' (2.69m x 2.13m)

UPVC double glazed window, single panel central heating radiator.

BATHROOM

7'8 x 5'6 (2.34m x 1.68m)

Panelled in bath with shower fitment over, pedestal wash hand basin, low flush w.c. UPVC double glazed window, single panel central heating radiator.

OUTSIDE

Paved terrace.

Separate tradesman's side entrance.

Large 'L' shaped secluded lawned rear garden. Cold water tap.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,389.17 Year 2024/25



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.