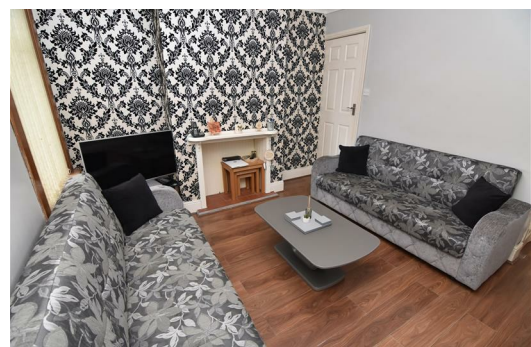
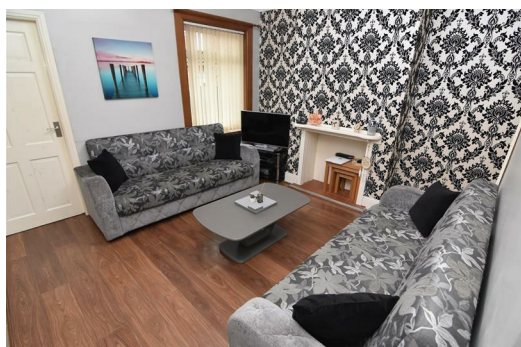




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

**HODGE HILL**  
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## 50 William Cook Road, Ward End, Birmingham B8 2HT

### Price £189,950

A well presented, freehold, 2 bedrooomed mid terrace family residence with two reception rooms. The property benefits from gas fired central heating and UPVC double glazing with driveway at the front.



William Cook Road is located off the main Washwood Heath Road Ward End.

The property stands well back from the roadway behind a foregarden/vehicular driveway that provides off road parking space to the front.

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

### THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

#### ON THE GROUND FLOOR

UPVC double glazed window.

#### RECEPTION HALL

Laminated flooring, twin panel central heating radiator.

#### SITTING ROOM (FRONT)

13'1 x 8'11 (3.99m x 2.72m)

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

#### LOUNGE (REAR)

12'1 x 11'2 minimum (3.68m x 3.40m minimum)

Laminated flooring, UPVC double glazed window, twin panel central heating radiator. Inset fireplace with quarry tiled heath.

#### KITCHEN (REAR)

10'3 x 7' (3.12m x 2.13m)

Single drainer stainless steel sink unit with mixer taps and double door base unit below. Further double door and 2 single door base units with work surface over. Double door and 4 single door wall units, gas cooker point, UPVC double glazed window and door. Twin panel central heating radiator.

### ON THE FIRST FLOOR

#### LANDING

#### BEDROOM 1 (FRONT)

12'1 x 11'5 (3.68m x 3.48m)

UPVC double glazed window, single panel central heating radiator.

#### BEDROOM 2 (REAR)

11'2 x 9' (3.40m x 2.74m)

UPVC double glazed window, single panel central heating radiator.

#### BATHROOM

10'6 x 6'10 (3.20m x 2.08m)

Panelled in bath with shower attachment, tiled splash back. Vanity wash hand basin with double door unit below, low flush w.c. Separate bathroom unit comprising double door and single door storage. UPVC double glazed window, heated towel rail.

#### OUTSIDE

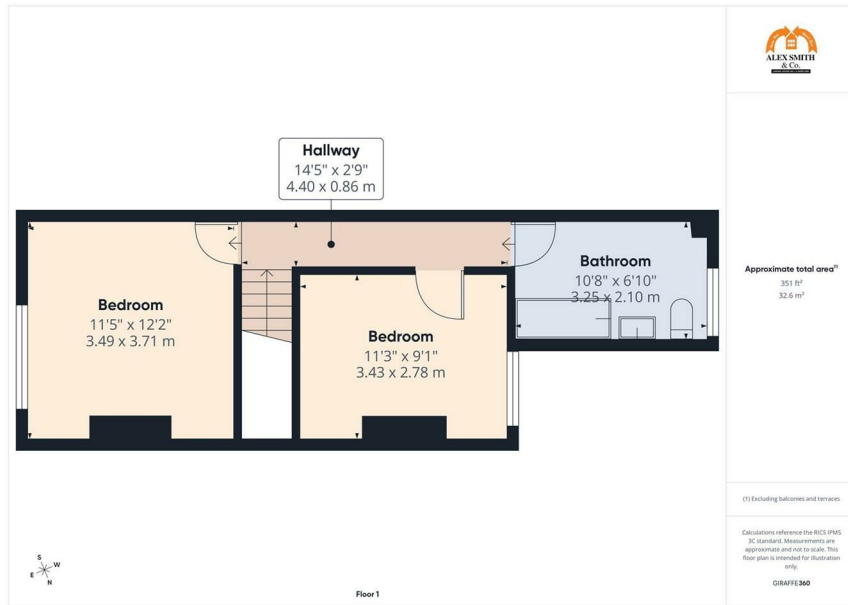
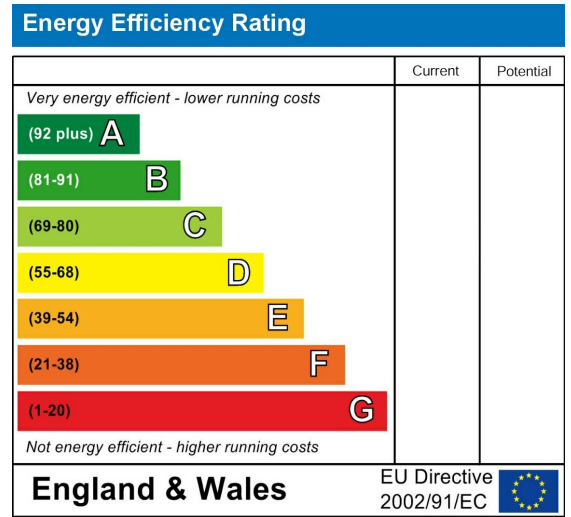
Rear garden.

#### COUNCIL TAX BAND:

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







**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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