



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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



17 Johnson Street, Nechells, Birmingham B7 5PX

£230,000

This delightful end terrace house boasts a spacious reception room with three cosy bedrooms, there is ample space for a growing family. The property features a well-maintained bathroom. Parking provision for two vehicles. Easy access to local amenities, schools, and transport links.

Don't miss the opportunity to make this lovely house your new home in the heart of Birmingham.



Johnson Street is located off Trevor Street which in turn leads off the main Nechells Park Road.

The property stands back from the roadway behind a paved foregarden/vehicular driveway and in turn is built of traditional two storey brick construction being surmounted by a pitched tiled roof with single storey brick built extension at rear.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

With UPVC door and window. Single panel central heating radiator, laminated flooring.

RECEPTION HALL

Single panel central heating radiator.

OFF IS A FITTED CLOAKROOM

With ceramic tiled walls and floor. Low flush w.c. wash hand basin, UPVC double glazed window, heated towel rail.

KITCHEN (FRONT)

10'11 x 9'3 (3.33m x 2.82m)

Ceramic tiled floor, single drainer stainless steel sink unit with mixer taps, 4 single door and a 4 drawer base unit, 2 double door and a single door wall unit, 4 ring gas hob with oven below and extractor fan over, plumbing for automatic washing machine, UPVC double glazed window. Ferroli gas fired central heating boiler, single panel central heating radiator.

EXTENDED FEATURE LOUNGE

26'4 x 14'8 max (8.03m x 4.47m max)

2 twin panel central heating radiators, UPVC double glazed window and UPVC double glazed double doors to rear garden.

ON THE FIRST FLOOR

LANDING

Linen and storage cupboard.

BEDROOM 1 (FRONT)

9'1 x 6'3 (2.77m x 1.91m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 2 (REAR)

13' x 8'3 (3.96m x 2.51m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 3 (REAR)

13' x 8'4 (3.96m x 2.54m)

UPVC double glazed window, single panel central heating radiator.

BATHROOM

7'2 x 6'3 (2.18m x 1.91m)

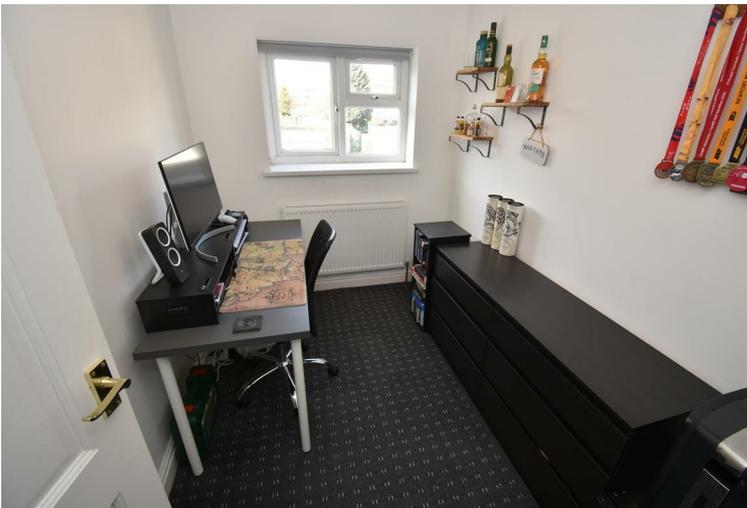
Ceramic tiled floor and walls, panelled in bath, pedestal wash hand basin, UPVC double glazed window, low flush w.c. heated towel rail.

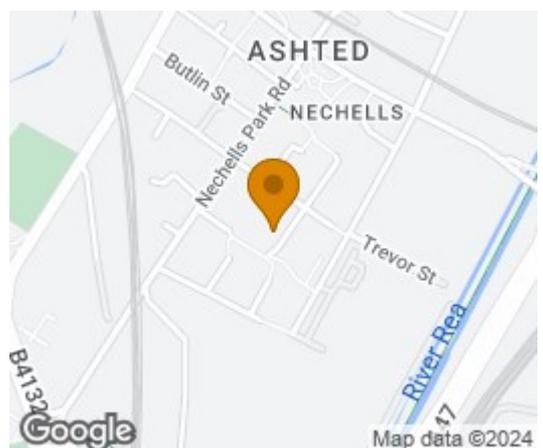
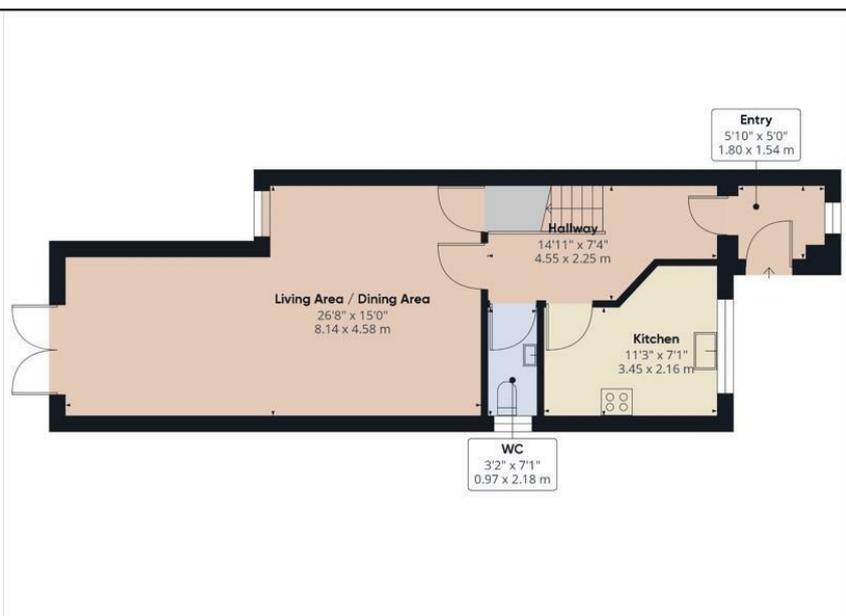
OUTSIDE

Paved terrace, lawned rear garden, pedestrian access at rear.

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(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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23 COLESHILL ROAD
 HODGE HILL
 BIRMINGHAM B36 8DT
 TEL: 0121-784 6660