



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

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## 39 Northleigh Road, Ward End, Birmingham B8 2QP

### Price £215,000

REDUCED BY £10,000 - NO CHAIN MOVE STRAIGHT IN!

A freehold, 2-bedroom terraced house. The property comprises of UPVC double glazing and gas-fire central heating, 1 reception room, a downstairs bathroom and a kitchen. Lawned garden at the rear.



Northleigh Road is located in between Ingleton Road and Ward End Road.

The property is set back from the roadway behind a neat, block paved fore-garden / driveway that provides off road parking to the front.

In turn, the property is built of traditional, two storey brick construction and is surmounted by a pitched tiled room

### **The Internal Accommodation Comprises**

#### **On The Ground Floor**

Composite front door leading to

##### **Open Plan Hallway / Lounge (front)**

15'3 x 12'10 into bay (max) 8'1 (min) (4.65m x 3.91m into bay (max) 2.46m (min))

Feature fireplace with fitted coal-effect gas fire. Single panel central heating radiator, Upvc double-glazed bay window.

##### **Kitchen (rear)**

7'6 x 7'1 (2.29m x 2.16m)

Single drainer, single bowl sink unit with mixer taps and single door base unit below. Further double door base unit, gas cooker point, plumbing for automatic washing machine, single panel central heating radiator, Upvc double glazed window. Access to the first floor.

##### **Ground Floor Wet Room**

7'4 x 4'3 (2.24m x 1.30m)

Ceramic wall tiling. Modern shower fitting, vanity wash hand basin, low flush WC, single panel central heating radiator, Upvc double glazed window.

#### **On The First Floor**

##### **Landing**

Loft access off

##### **Bedroom 1 (front)**

15'4 x 10'7 (max) 8'7 (min) (4.67m x 3.23m (max) 2.62m (min))

2 x Upvc double glazed windows, single panel central heating radiator, gas fired central heating boiler.

##### **Bedroom 2 (rear)**

12'5 x 8' (3.78m x 2.44m)

Single panel central heating radiator, Upvc double glazed window.

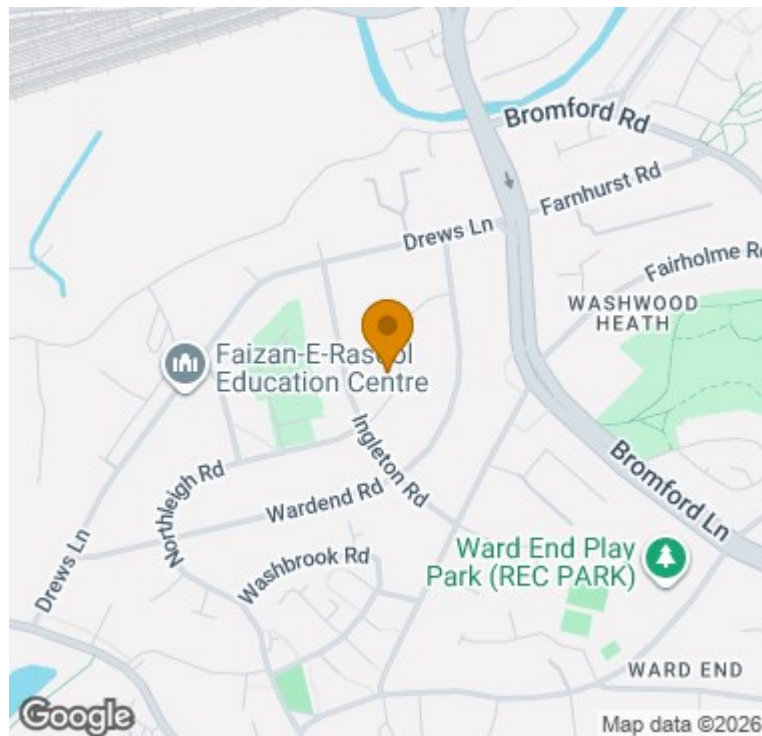
#### **OUTSIDE**

Paved Terrace, pathway and rear patio - artificial lawned rear garden.

#### **COUNCIL TAX BAND:**

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1491.33 Year 2025/26





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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