



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

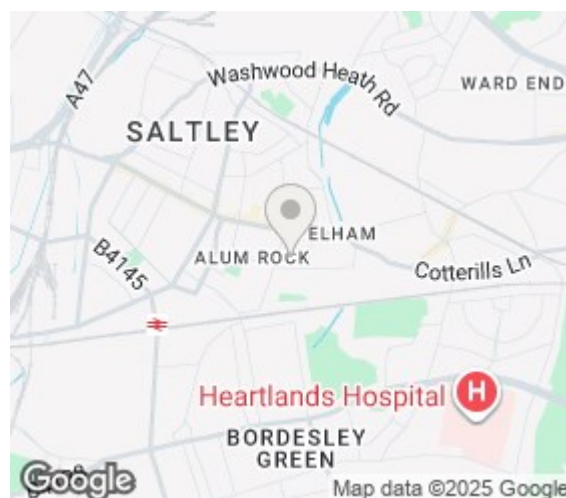
HODGE HILL
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21 Maitland Road, Alum Rock, Birmingham B8 3AP

£190,000

A freehold, 2 bedroom mid terrace benefiting from gas fired central heating and UPVC double glazing. Approximate total area of the property is 723 ft sq or 67 m sq.



Maitland Road is located off Anthony Road which in turn leads off the main Alum Rock Road, Alum Rock.

The property stands back from the roadway behind a small paved foregarden and in turn is built of traditional two storey brick construction being surmounted by a pitched tiled roof with single height bay to the front elevation.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

INNER PORCH ENTRANCE

With a composite front door and laminated flooring.

RECEPTION HALL

Single panel central heating radiator. Laminated flooring, storage cupboard.

SITTING ROOM (FRONT)

13' into bay x 8'9 (3.96m into bay x 2.67m)

UPVC double glazed bay window, single panel central heating radiator.

LOUNGE (REAR)

12'0 x 11'1 (3.66m x 3.38m)

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

KITCHEN (REAR)

12'9 x 6'8 (3.89m x 2.03m)

Single drainer stainless steel sink unit with double door base unit below, further double door and 2 single door base units, single door wall unit, gas cooker point, plumbing for automatic washing machine, UPVC double glazed window.

ON THE FIRST FLOOR

LANDING

Single panel central heating radiator.

BEDROOM 1 (FRONT)

12'2 x 11'3 (3.71m x 3.43m)

2 UPVC double glazed windows, single panel central heating radiator.

BEDROOM 2 (REAR)

11'1 x 9'1 (3.38m x 2.77m)

UPVC double glazed window, single panel central heating radiator.

BATHROOM (REAR)

10'3 x 6'6 (3.12m x 1.98m)

Panelled in bath with shower attachment, pedestal wash hand basin, low flush w.c. single panel central heating radiator, UPVC double glazed window, airing cupboard housing the gas fired central heating boiler.

OUTSIDE


Paved terrace with outside toilet and brick built store.

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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(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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