



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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1 Reynoldstown Road, Bromford Bridge, Birmingham B36 8US

Price £215,000

A very well maintained and improved, freehold, 3 bedroom end townhouse benefiting from modern fittings and decoration throughout.

Other benefits include the installation of gas fired central heating, UPVC double glazing and double garage at rear.



Reynoldstown Road is located off Bromford Drive, which in turn leads off the main Bromford Road Hodge Hill.

The property that is located on the corner of Bromford Drive and Reynoldstown Road stands well back from the roadway behind a walled lawned foregarden with central block paved pathway approach.

THE INTERNAL ACCOMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

With ceramic tiled floor. UPVC double glazed door and window.

RECEPTION HALL

Matching ceramic tiled floor, staircase off.

THROUGH DINING KITCHEN

18'3 x 8'4 (5.56m x 2.54m)

Matching ceramic tiled floor, single drainer twin bowl sink unit with mixer taps. 3 double door, 4 single door and a 3 drawer base unit with rounded edge work surface over. 2 double door display units, single door wall unit. 4 ring gas hob with double oven below, plumbing for automatic washing machine, twin panel central heating radiator, 2 UPVC double glazed windows, understairs storage cupboard.

UPVC door to outside.

THROUGH LOUNGE

18'3 x 10'1 (5.56m x 3.07m)

Laminated flooring, UPVC double glazed window (front) and UPVC double doors (rear). Adams style fireplace with marble hearth and inset, fitted coal effect gas fire. 2 centre and 2 double light points.

ON THE FIRST FLOOR

LANDING

Laminated flooring, airing cupboard housing the Worcester gas fired central heating boiler.

BEDROOM 1 (FRONT)

12'6 x 8'3 (3.81m x 2.51m)

Laminated flooring, single panel central heating radiator, UPVC double glazed window, single door enclosed wardrobe.

BEDROOM 2 (FRONT)

12'3 x 10'4 (3.73m x 3.15m)

Laminated flooring, single panel central heating radiator, UPVC double glazed window, single door store.

BEDROOM 3 (REAR)

8'3 x 7'3 (2.51m x 2.21m)

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

MODERN TILED SHOWER ROOM

5'1 x 4'4 (1.55m x 1.32m)

Corner shower cubicle, vanity wash hand basin with double door unit below, UPVC double glazed window.

SEPARATE TOILET

Half height tiling, low flush w.c. UPVC double glazed window.

OUTSIDE

Attractive rear garden with majority block paving and partial decking leading to

LARGE DOUBLE GARAGE AT REAR

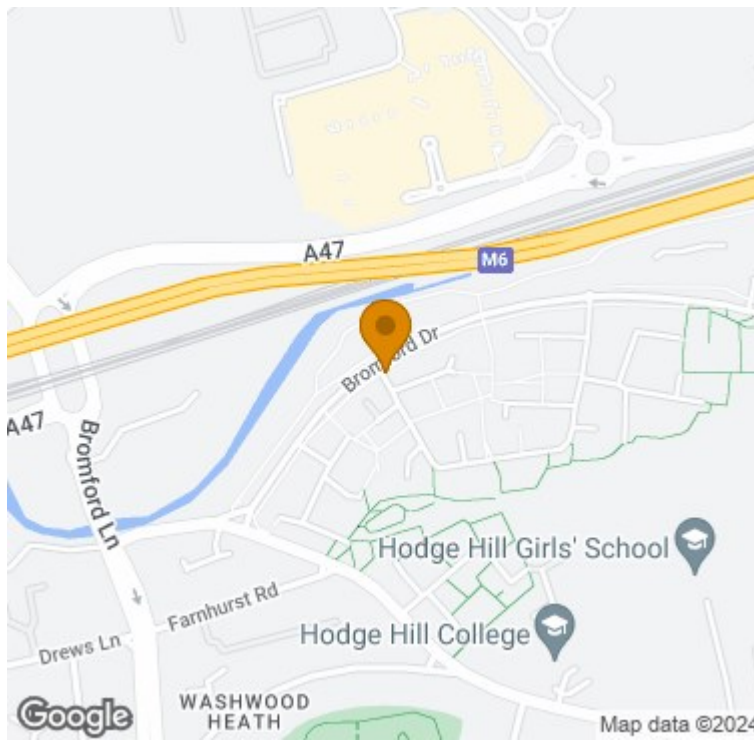
15'8 x 22'8 (4.78m x 6.91m)

Metal up and over door.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,620.70 Year 2024/25





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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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