



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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26 Shenton Walk, Kingshurst, Birmingham B37 6HD

£199,950

REDUCED BY £25,000 A freehold 3 bedroom mid townhouse benefiting from a brand new kitchen and bathroom.

Other benefits include the installation of gas fired central heating and UPVC double glazing.

No upward chain.



Shenton Walk is located off Broomcroft Road which is accessible from Oakthorpe Drive.

The property stands back from the roadway behind a small lawned foregarden with full length pathway approach (located off a walkway).

The property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof.

PLEASE NOTE THAT THE PROPERTY HAS BEEN FULLY REFURBISHED WITH BRAND NEW KITCHEN AND BATHROOM FITTINGS TOGETHER WITH NEW CARPET AND DECORATION THROUGHOUT.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

Composite front door.

SPACIOUS RECEPTION HALL

With 2 UPVC double glazed windows, built in meter cupboard.

THROUGH LOUNGE

20'8 x 9'10 (min) 11'5 (max) (6.30m x 3.00m (min) 3.48m (max))

2 UPVC double glazed windows. 2 single panel central heating radiators.

FITTED KITCHEN (REAR)

15'2 x 8'5 (min) 10'4 (max) (4.62m x 2.57m (min) 3.15m (max))

A range of brand new kitchen units comprising single drainer single bowl sink unit with mixer taps, double door, 2 corner double door and 2 single door and a 3 pan drawer base unit all with rounded edge work surface over. 2 double door and 5 single door wall units, 4 ring electric hob with oven below. Integrated and concealed built in fridge and freezer, matching full height larder unit. Modern gas fired central heating radiator, UPVC double glazed door and window.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 (FRONT)

13'9 x 9'11 (4.19m x 3.02m)

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

BEDROOM 2 (FRONT)

11'11 x 7'5 (3.63m x 2.26m)

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

BEDROOM 3 (REAR)

9'6 x 6'6 (2.90m x 1.98m)

MAIN gas fired central heating boiler, UPVC double glazed window.

MODERN TILED BATHROOM

5'11 x 4'3 (1.80m x 1.30m)

Brand new suite comprising panelled in bath with Triton shower over, vanity wash hand basin, modern ceramic tiling to the walls, heated towel rail, UPVC double glazed window.

SEPARATE TOILET

Low flush w.c UPVC double glazed window.

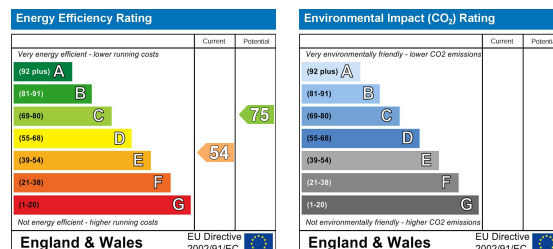
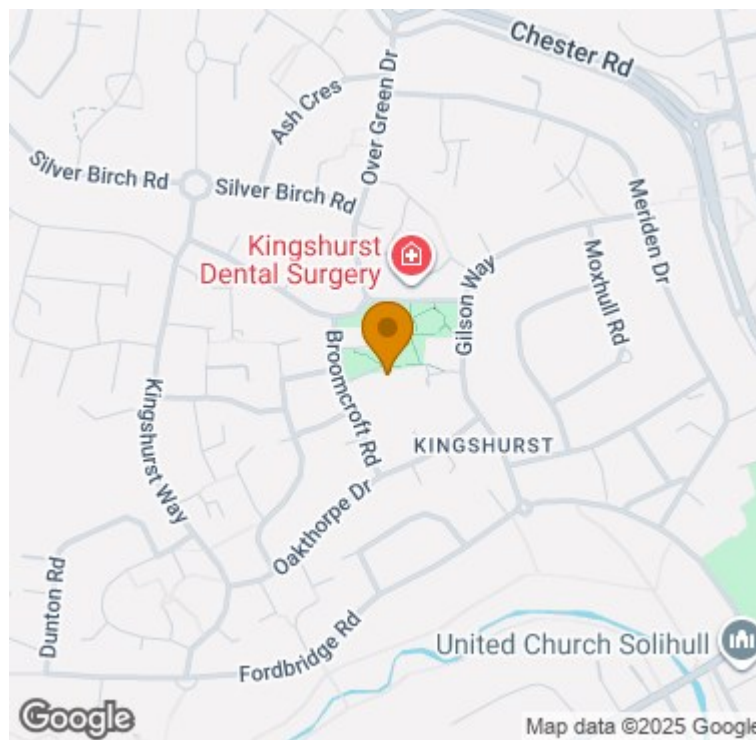
OUTSIDE

Lawned rear garden.

Large concrete sectional garden store with pedestrian access at rear.

COUNCIL TAX BAND:

This Property falls into Solihull Council Tax Band B Council Tax Payable Per Annum £1,631.29 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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