



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

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## 311 Heath Way, Shard End, Birmingham B34 6RJ

### Price £189,950

A freehold, 3 bedroom semi detached family residence benefiting from gas fired central heating, UPVC double glazing and off road parking space to the front.

Modernisation and redecoration required.

NO UPWARD CHAIN



Heath Way is located off Bucklands End/Heathland Avenue and in turn this property is located close to the junction with Hartshill Road.

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

The property stands back from the roadway behind a majority paved foregarden/vehicular driveway that provides off road parking space to the front.

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

UPVC front door entrance.

#### RECEPTION HALL

With full height meter cupboard.

Understairs storage cupboard. Single panel central heating radiator.

#### THROUGH LOUNGE

22'6 x 10'9 (6.86m x 3.28m)

Marble hearth with fitted electric fire. Single panel central heating radiator, UPVC double glazed window (front) and UPVC sliding patio doors (rear).

#### KITCHEN (REAR)

10'3 x 7'7 (3.12m x 2.31m)

Single drainer stainless steel sink unit with mixer taps. 2 double door, a single door and a 3 drawer base unit. Double door and single door wall unit, 4 ring electric hob with oven below and concealed extractor fan over. Plumbing for automatic washing machine, UPVC double glazed window, twin panel central heating radiator, wall mounted Worcester gas fired central heating boiler.

### ON THE FIRST FLOOR

#### LANDING

UPVC double glazed window, loft access.

#### BEDROOM 1 (REAR)

11'4 x 9'8 (3.45m x 2.95m)

2 full height single door enclosed storage cupboards. Single panel central heating radiator, UPVC double glazed window.

#### BEDROOM 2 (FRONT)

10'3 x 7'5 (3.12m x 2.26m)

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

#### BEDROOM 3 (FRONT)

9'9 x 7'5 (2.97m x 2.26m)

UPVC double glazed window, single panel central heating radiator.

#### BATHROOM

7'5 x 5'6 (2.26m x 1.68m)

Panelled in bath with tiled splashback and shower fitment over. Pedestal wash hand basin, low flush w.c. 2 UPVC double glazed windows, single panel central heating radiator.

### OFF THE KITCHEN IS LOCATED A FULL WIDTH PASSAGEWAY

With UPVC double glazed doors front and rear.

### OUTSIDE

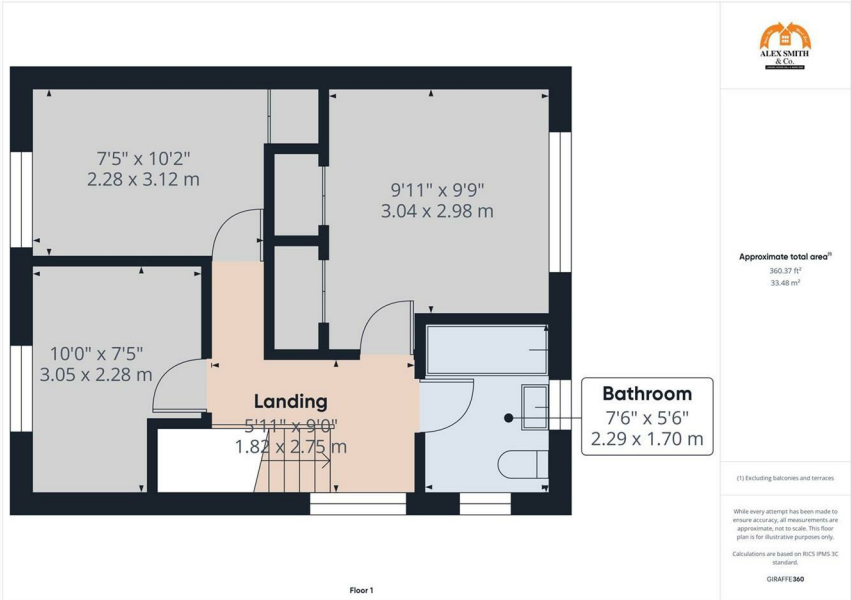
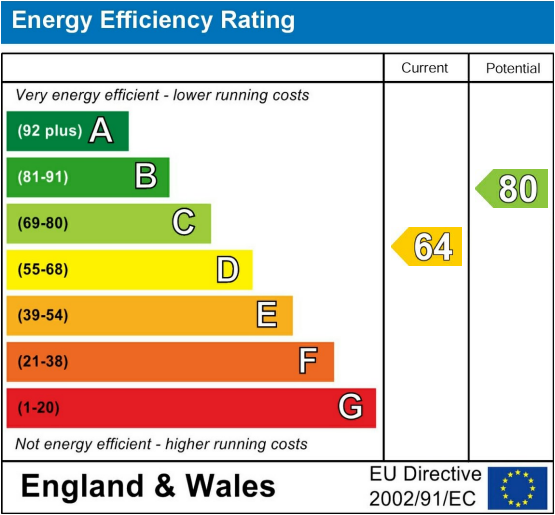
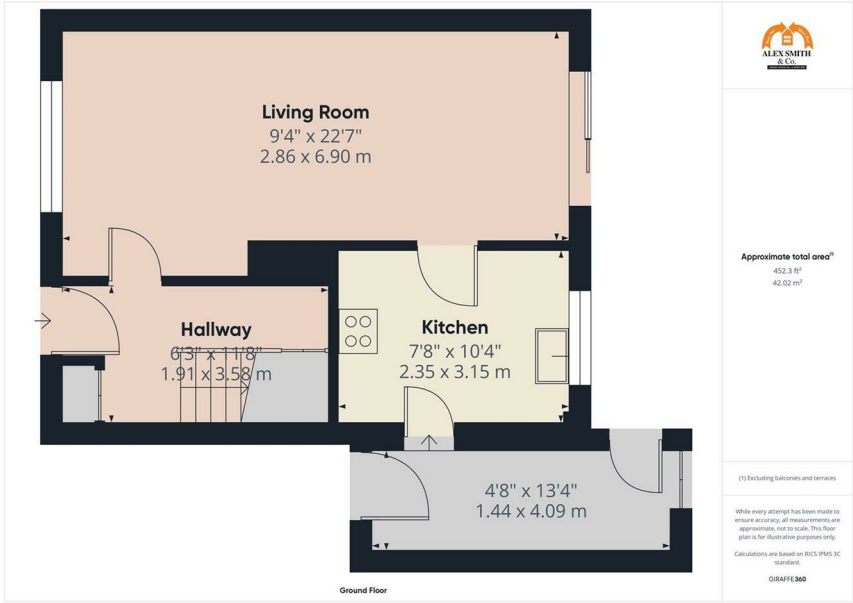
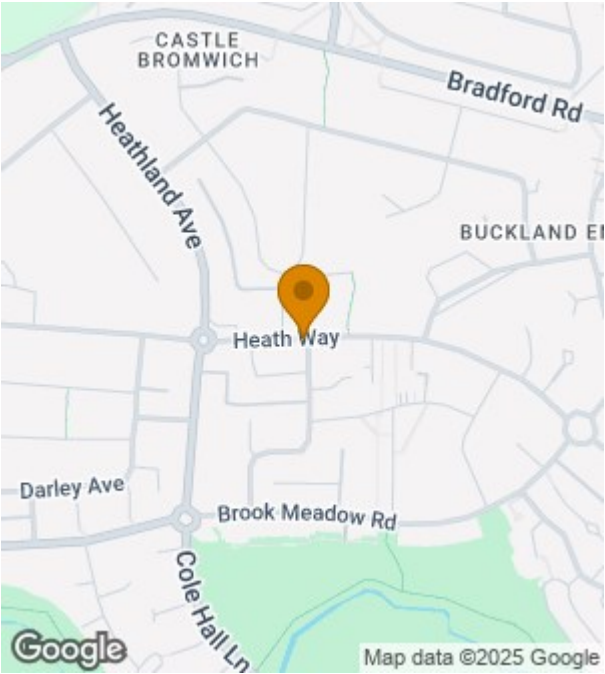
Well maintained and attractive rear garden with fenced borders (see photographs).

### COUNCIL TAX BAND:









**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.