



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

**HODGE HILL**  
0121-784 6660  
sales@alex-smith.co.uk  
www.alex-smith.co.uk



## 120 Phillimore Road, Saltley, Birmingham B8 1PT

### £185,000

A well maintained, freehold 3 bedroom terrace with gas central heating and Upvc double glazing.



Phillimore Road is located off the main Washwood Heath Road, close to Saltley Gate.

The property is set back from the roadway behind a majority paved fore-garden and in turn the property is built of traditional, two storey brick construction being surmounted by a pitched tiled roof with single height bay to the front elevation.

The accommodation comprises.

### On The Ground Floor

#### Porch Entrance

Composite Front Door and Upvc double glazed window leading to

#### Spacious Through Lounge Comprising

##### Lounge (front)

12'5 into bay x 10'5 (3.78m into bay x 3.18m)

Upvc double glazed bay window. Laminated flooring, single panel central heating radiator, opening into

##### Sitting Room (rear)

14' x 10'5 (4.27m x 3.18m)

Single panel central heating radiator, Upvc double glazed door to

#### Extended Side Store / Utility

8'8 x 3'4 (2.64m x 1.02m)

Upvc double glazed door and windows.

#### Kitchen (rear)

8'6 x 5'6 (2.59m x 1.68m)

Single drainer, stainless steel sink unit with mixer taps and double door base unit below. Further, double door and single door base unit, double door and single door wall unit. 4 ring gas hob with oven and extractor fan over, plumbing for an automatic washing machine. Upvc double-glazed window.

#### Lobby

Storage cupboards providing storage and also housing the gas fired central heating boiler.

#### Ground Floor Bathroom

5'2 x 4'11 (1.57m x 1.50m)

Tiled, panelled in bath with hand rails and shower fitting over, pedestal wash hand basin, low flush WC, heated towel rail, Upvc double glazed window.

### On The First Floor

#### Vestable Landing

##### Bedroom 1 (rear)

12'1 x 10'7 (3.68m x 3.23m)

Single panel central heating radiator, Upvc double glazing - located off is

##### Bedroom 3 (rear)

8'6 x 5'2 (2.59m x 1.57m)

Single panel central heating radiator, Upvc double glazed window.

##### Bedroom 2 (front)

11'1 x 10'6 (3.38m x 3.20m)

Single panel central heating radiator, Upvc double glazed windows.

### OUTSIDE

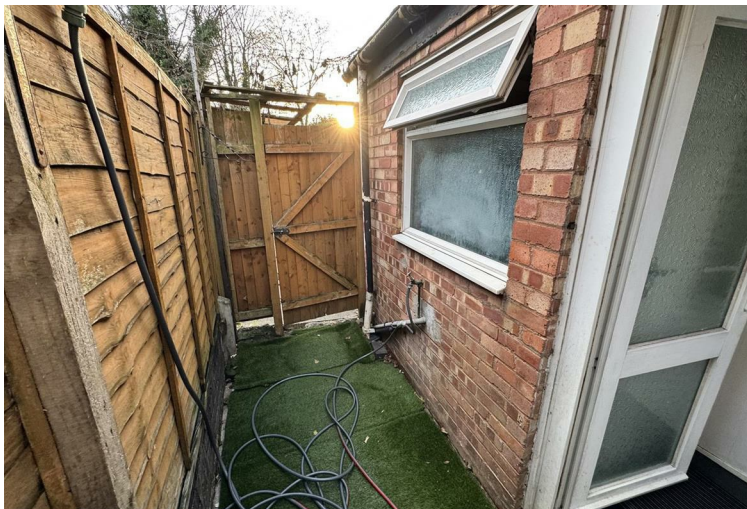
Paved side yard with gate leading to

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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**23 COLESHILL ROAD  
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BIRMINGHAM B36 8DT  
TEL: 0121-784 6660**