



36 Asquith Road, Ward End, Birmingham B8 2HL **Price £170,000**

A freehold, 3 bedroom, 2 reception room terraced house benefiting from gas fired central heating and UPVC double glazing.

No upward chain. 817.52 Square Footage.

Asquith Road is located off the main Washwood Heath Road Ward End.

The property stands back from the roadway behind a small paved foregarden approach.

In turn the property is built of traditional two storey brick construction and is surmounted by pitched tiled roof having full single height bay to the front elevation.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISSES

ON THE GROUND FLOOR

UPVC FRONT DOOR ENTRANCE LEADING TO

RECEPTION HALL

Laminated flooring, understairs storage cupboard.

SITTING ROOM (FRONT)

13'7 x 8'7 (4.14m x 2.62m)

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

LOUNGE (REAR)

12' x 11'2 (3.66m x 3.40m)

Laminated flooring, UPVC double glazed window, single panel central heating radiator, staircase to first floor.

KITCHEN (REAR)

9'6 x 7'4 (2.90m x 2.24m)

Single drainer stainless steel sink unit with mixer taps and double door base unit below, further double door and 3 drawer base unit, double door wall unit, gas cooker point, plumbing for automatic washing machine. Ceramic tiled floor, UPVC double glazed door and window, single panel central heating radiator.

OFF IS A LOBBY/PANTRY

Being half tiled, wall mounted central heating boiler, UPVC double glazed window.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 (FRONT)

12' x 11'3 (3.66m x 3.43m)

UPVC double glazed window, single panel central heating radiator, full height storage cupboard.

BEDROOM 2 (REAR)

11'3 x 9' (3.43m x 2.74m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 3 (REAR)

11'2 x 7'6 (3.40m x 2.29m)

UPVC double glazed window, single panel central heating radiator.

SHOWER ROOM (SIDE)

5'8 x 4'7 (1.73m x 1.40m)

Ceramic tiled floor and walls. Shower cubicle, pedestal wash hand basin, low flush w.c. heated towel rail, UPVC double glazed window.

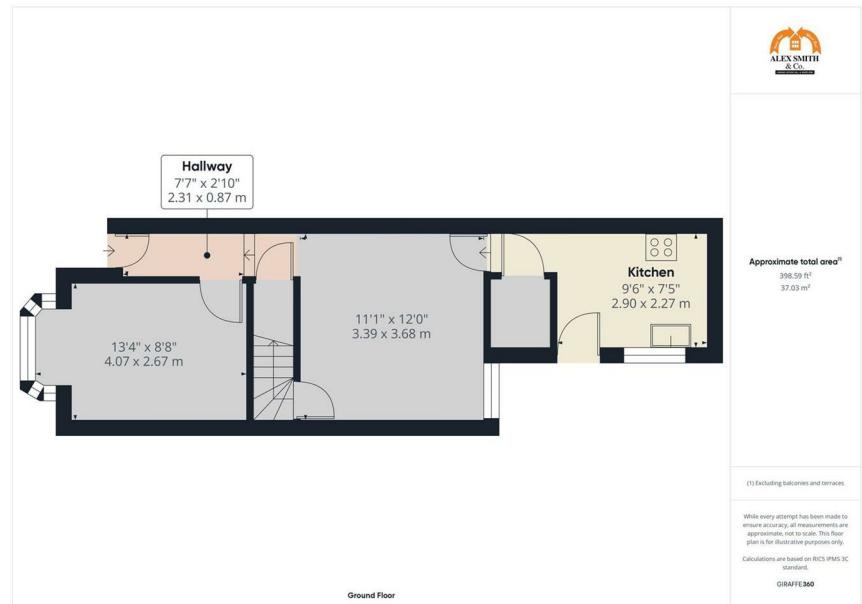
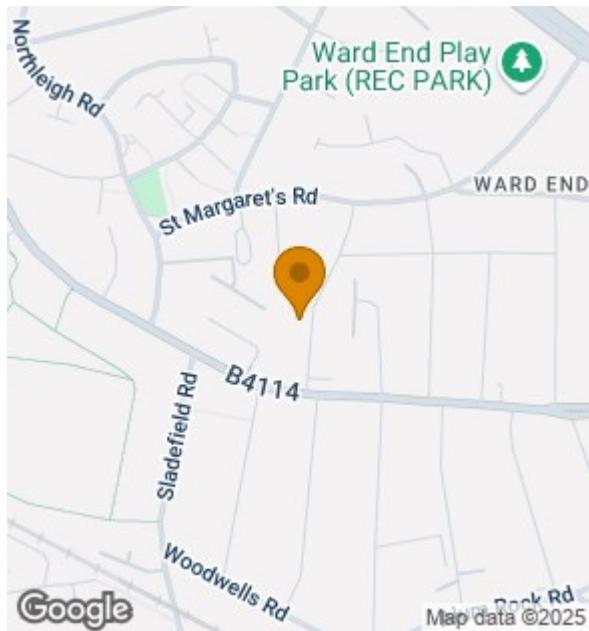
OUTSIDE

Majority paved rear garden with fenced borders.

COUNCIL TAX BAND:

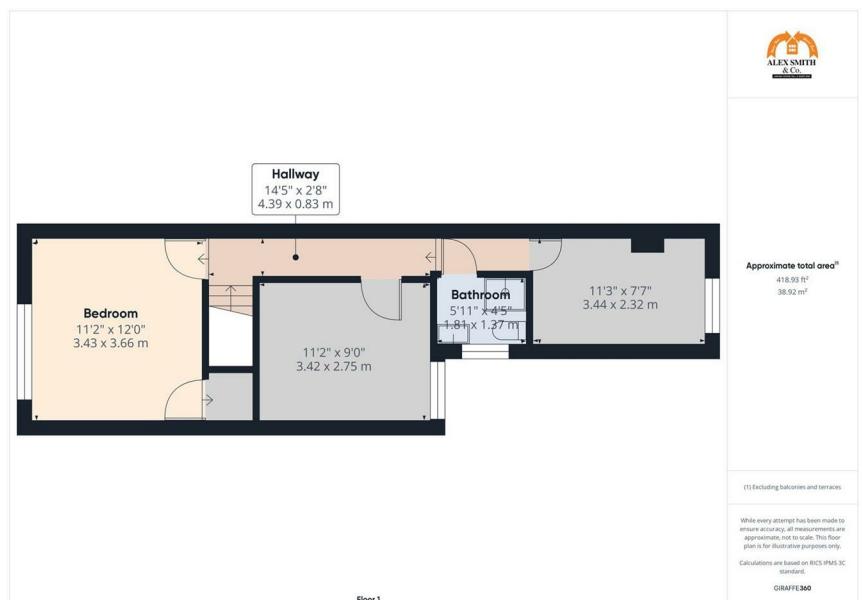
This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,491.33 Year 2025/26.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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