



895 Alum Rock Road, Ward End, Birmingham B8 2LX Price £349,950

A rare opportunity to acquire a modern, freehold 4 bedroom detached property with excellent accommodation and fittings.

Recently built, this detached family home provides you with two spacious reception rooms, gas central heating, Upvc double glazing and ample off road parking space. Modern fittings and decoration throughout including a fitted kitchen, bathroom and en-suite shower room. VIRTUAL TOUR AND FLOOR PLANS AVAILABLE ONLINE.



Alum Rock Road leads away from the Fox and Goose shopping centre and is located off the Washwood Heath Road.

Number 895 is located close to the top of the road. This recently detached house built in 2018 is within walking distance of the shops and excellent local bus services.

The property is set back from the roadway behind a full width fore garden / block paved driveway that provides a large amount of off road parking space. A substantial garden exists, the majority of which is situated to the side of the house off the main lounge and is accessed through the main lounge or kitchen.

In turn, the property is built of traditional, two storey brick construction and is surmounted by a pitched tiled roof.

The accommodation comprises.

On The Ground Floor

Spacious, Wide Reception Hall

Upvc double glazed double doors opening into a spacious reception hall with all ground floor rooms located off, laminated floor, single panel central heating radiator, under stairs storage.

Ground Floor Cloakroom

Ceramic tiled floor, vanity wash hand basin, low flush WC

Spacious Through Lounge

21'8 x 12' max (6.60m x 3.66m max)

Laminated flooring, Upvc double glazed bay window, additional Upvc double glazed window and Upvc double doors to the rear garden. 2 single panel central heating radiators.

Sitting Room (front)

15' x 7'11 (4.57m x 2.41m)

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

Modern Fitted Kitchen

16'3 x 7'11 (4.95m x 2.41m)

Ceramic tiled floor, single drainer stainless steel sink unit with mixer taps. Double door, 3 single door and a 3 drawer base units all with work surface over. Double door, corner double door and 2 single door wall units. 5 Ring gas hob with oven below. Plumbing for automatic washing machine, single panel central heating radiator and boiler. Upvc double glazed window and double doors to outside. Spot lights.

On The First Floor

Spacious Landing

With pull down ladder leading to a good sized and useful loft. Ideally for storage with lighting.

Master Bedroom 1 (front)

14'6 into bay x 12' max (4.42m into bay x 3.66m max)

Upvc double glazed bay window, single panel central heating radiator,

En-Suite Shower Room

6'5 x 4' (1.96m x 1.22m)

Modern ceramic tiling to the floor and walls, double shower cubicle with expensive shower fitting, vanity wash hand basin, low flush WC, spot lights, heated towel rail.

Bedroom 2 (front)

12' x 9'1 (3.66m x 2.77m)

Upvc double glazed window, built in mirror fronted double door wardrobe. Single panel central heating radiator.

Bedroom 3 (rear)

12'5 x 9' (3.78m x 2.74m)

Upvc double glazed window, single panel central heating radiator.

Bedroom 4 (rear)

10'7 x 6'10 (3.23m x 2.08m)

Upvc double glazed window, single panel central heating radiator.

Family Bathroom

6'9 x 5'6 (2.06m x 1.68m)

Modern tiling throughout, paneled in bath, vanity wash hand basin with storage units below, low flush WC, heated towel rail, Upvc double glazed window.

Outside

REAR: Paved rear garden with large garden store.

SIDE: Spacious lawned rear garden with fenced borders.

Opposite the property there is a mosque which is very convenient for people of certain communities.

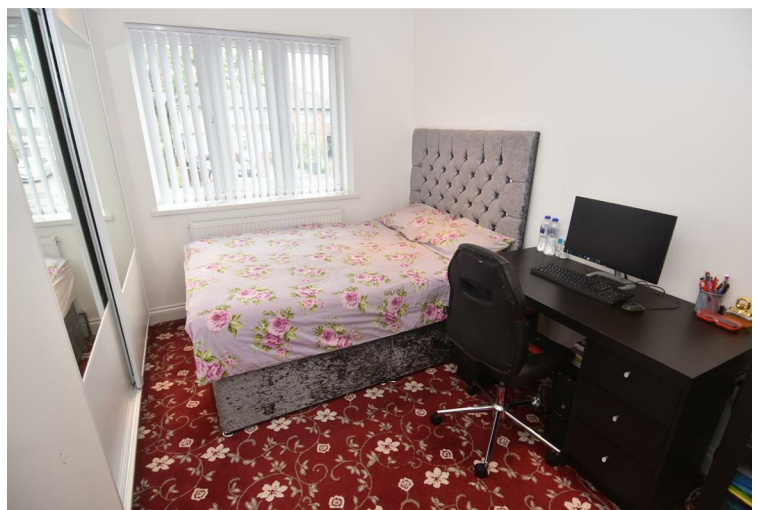
There are many nearby primary and secondary schools

There are many local shops, such as Stechford Retail Park, Tesco, Aldi, Iceland and many more.

The local area has excellent transport links such as Stechford Train Station, bus routes like the number 11, 28 and 94 for easy communication towards the heart of the city.

Council Tax

We are presently obtaining the council tax banding and amounts payable from Birmingham City Council.





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



ALEX SMITH & Co.
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