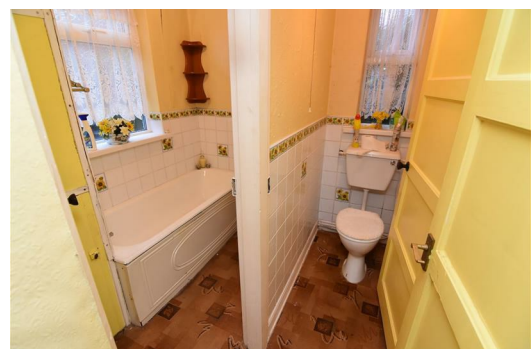




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
0121-784 6660
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208 Floyer Road, Small Heath, Birmingham B10 9NA

Price £189,950

A traditional, freehold 3 (double) bedroom mid terrace with 2 ground floor reception rooms and Upvc double glazing

Modernisation and re-decoration required throughout.



Floyer Road is located in between St Benedicts Road and Charles Road

The property stands back from the roadway behind a small fore-garden with pathway approach, in turn the house is built of traditional, two storey brick construction and is surmounted by a pitched tiled roof.

The Internal Accommodation Comprises

On The Ground Floor

Inner Porch

Reception Hall

Staircase off

Lounge (front)

11'11 x 10' (3.63m x 3.05m)

Upvc double-glazed bay window, tiled hearth and fireplace with fitted gas fire.

Lounge (rear)

14'3 max / 11'2 min x 10'6 (4.34m max / 3.40m min x 3.20m)

Polished fire surround with tiled inset and fitted gas fire.

Lobby

Understairs storage

Kitchen (rear)

12'11 x 7'11 (3.94m x 2.41m)

Single drainer, stainless steel sink unit with mixer taps and hot water heater above. Double door and 3 single door wall unit, gas point, 2 Upvc double glazed windows.

Lobby

Ground Floor Bathroom

7'3 x 4'5 (2.21m x 1.35m)

Panelled in bath, pedestal wash hand basin, linen and airing cupboard, Upvc double glazed window.

Separate Toilet

Low flush WC

On The First Floor

Landing

Full height storage

Bedroom 1 (front)

15' x 10'5 (4.57m x 3.18m)

Upvc double glazed window

Bedroom 2 (rear)

11'2 x 7'11 (3.40m x 2.41m)

Upvc double glazed window

Bedroom 3

12'11 x 7'11 (3.94m x 2.41m)

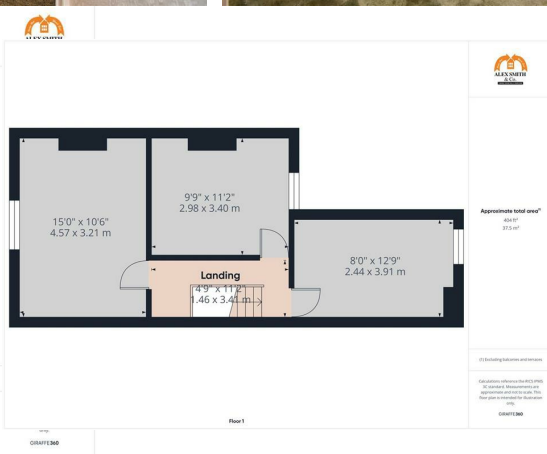
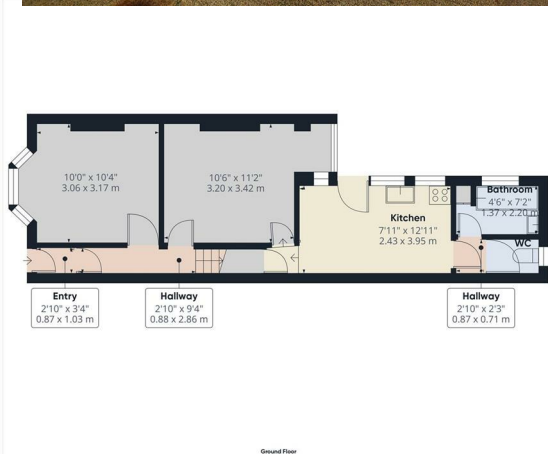
Upvc double glazed window

OUTSIDE

Paved terrace and 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) A		
(81-91) B		
(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.



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