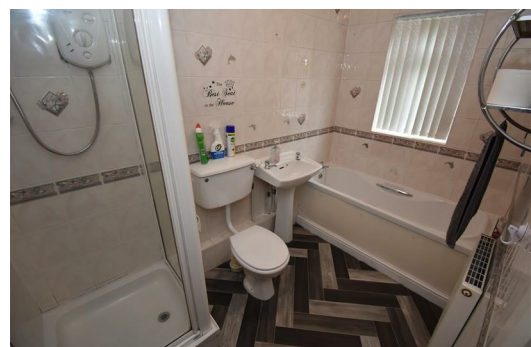




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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



6 Shaw Hill Road, Ward End, Birmingham B8 3LN

Price £189,950

REDUCED BY £10,000 A freehold 3 bedroom mid townhouse benefiting from gas fired central heating and UPVC double glazing.

NO UPWARD CHAIN.



Shaw Hill Road is situated off Sladefield Road which can be accessed from either Alum Rock Road or the main Washwood Heath Road Ward End.

The property stands back from the roadway behind a neat lawned foregarden with full length pathway approach.

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

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

UPVC FRONT DOOR LEADING TO

RECEPTION HALL

Laminated flooring, UPVC double glazed window.

Staircase off.

LOUNGE (FRONT)

15'8 into bay x 11'5 (4.78m into bay x 3.48m)

Laminated flooring, UPVC double glazed bay window, Adams style feature fireplace, twin panel central heating radiator, understairs storage cupboard.

KITCHEN (REAR)

8'10 x 8'10 (2.69m x 2.69m)

Single drainer stainless steel sink unit with single door base unit below. Further double door and single door base unit with drawers and rounded edge work surface over. Double door and single door wall unit. Gas cooker point, plumbing for automatic washing machine, UPVC double glazed window and door to outside.

TILED GROUND FLOOR BATHROOM

8'11 x 5' (2.72m x 1.52m)

Panelled in bath with handrails, separate shower cubicle with modern Triton electric shower, pedestal wash hand basin, low flush w.c. UPVC double glazed window, single panel central heating radiator.

ON THE FIRST FLOOR

BEDROOM 1 (FRONT)

16'10 x 10'5 (5.13m x 3.18m)

2 UPVC double glazed windows, twin panel central heating radiator. double door storage cupboard.

BEDROOM 2 (REAR)

12'2 x 8'11 (3.71m x 2.72m)

UPVC double glazed window, twin panel central heating radiator.

BEDROOM 3 (REAR)

8'10 x 7'1 (2.69m x 2.16m)

UPVC double glazed window, single panel central heating radiator. Airing cupboard housing the Worcester wall mounted gas fired central heating boiler.

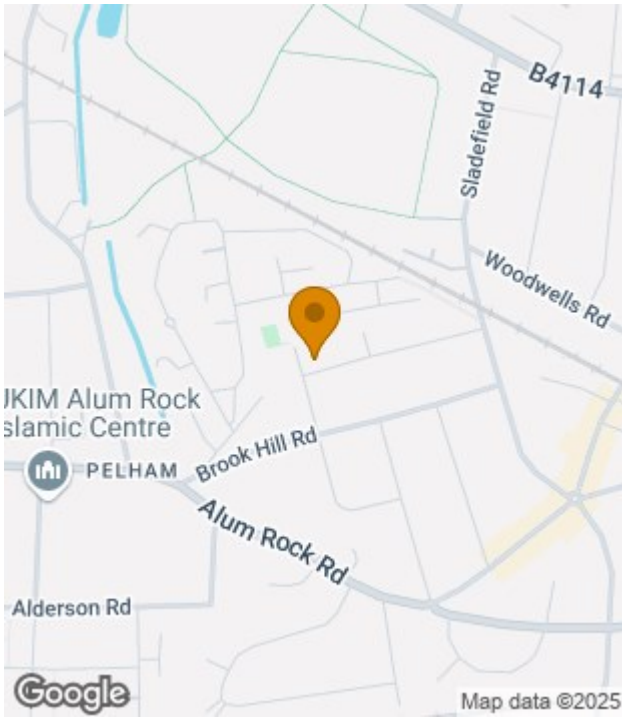
OUTSIDE

Paved terrace, lawned rear garden with fenced borders.

COUNCIL TAX BAND:

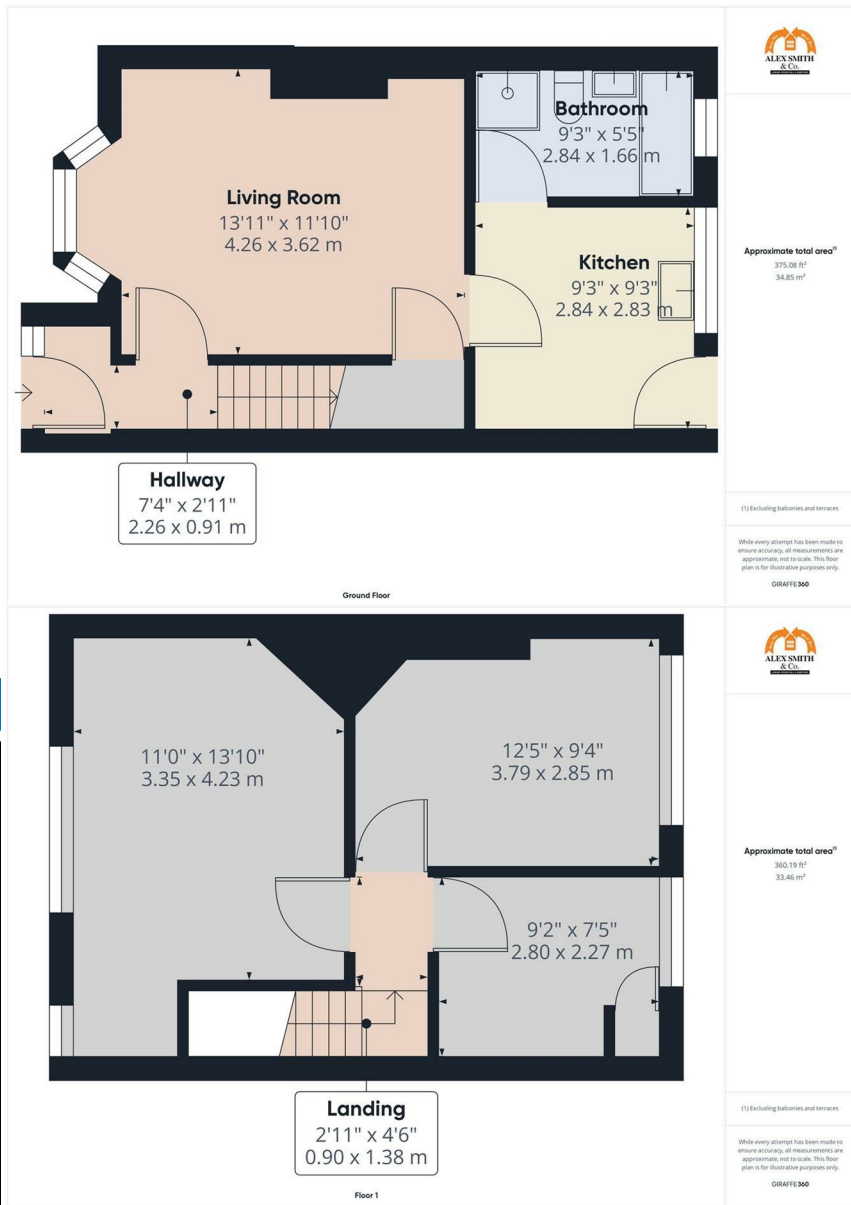
This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,389.17. Year 2024/25





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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