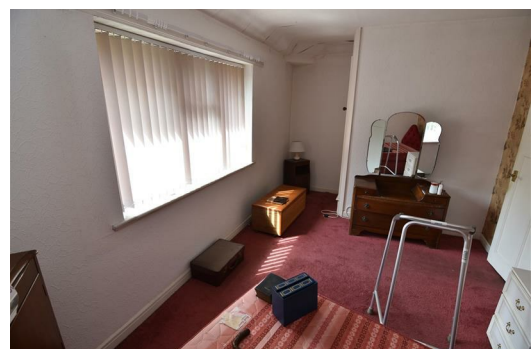




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
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181 Wyndhurst Road, Stechford, Birmingham B33 9JN

Price £169,950

PRICE REDUCED BY £10,000 A freehold 2 bedroom end townhouse benefiting from UPVC double glazing and off road parking space. Modernisation and redecoration is required throughout.

No upward chain.



Wyndhurst Road is situated off the junction with Flaxley Road and Audley Road Stechford.

The property stands back from the roadway behind a majority paved foregarden/vehicular driveway.

The property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

UPVC FRONT DOOR LEADING TO

INNER PORCH BECOMING HALLWAY

2 UPVC double glazed windows, electric radiator, staircase off.

LOUNGE (FRONT)

13'3 x 12'9 (4.04m x 3.89m)

Fitted gas fire in polished fire surround. UPVC double glazed window, understairs storage cupboard.

KITCHEN (REAR)

12'10 x 6'4 (3.91m x 1.93m)

Single drainer stainless steel sink unit with double door base unit below. Further 2 double door, a single door and two 3 drawer base units. 3 double door and 2 single door wall units, gas cooker point. 2 full height enclosed storage cupboards, 2 UPVC double glazed windows.

EXTENDED LEAD TO (REAR)

10'3 x 5'6 (3.12m x 1.68m)

Cold water tap.

ON THE FIRST FLOOR

LANDING

Loft access.

BEDROOM 1 (FRONT)

12'9 x 9'2 (3.89m x 2.79m)

UPVC double glazed window.

BEDROOM 2 (REAR)

10'10 x 8'3 (3.30m x 2.51m)

UPVC double glazed window.

BATHROOM

7'8 x 7'5 (2.34m x 2.26m)

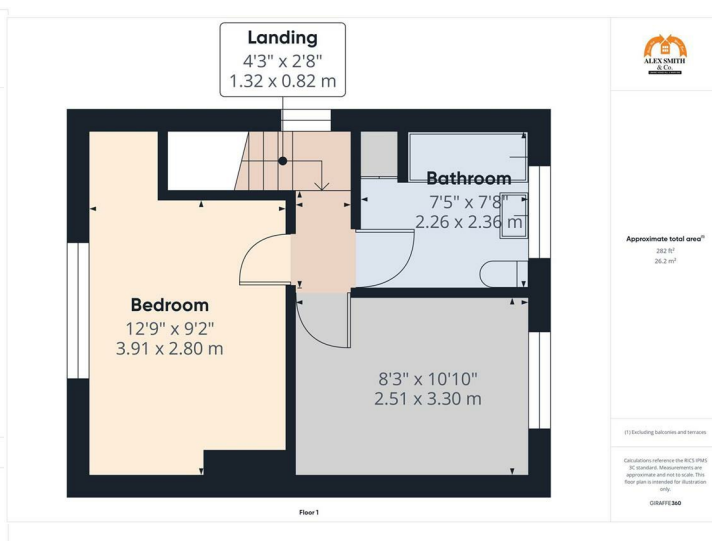
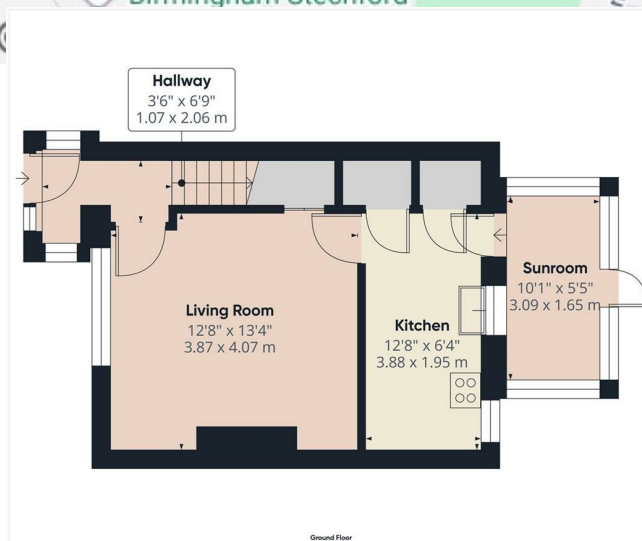
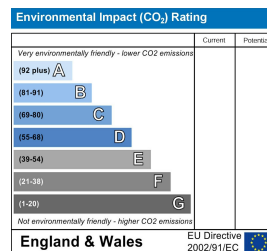
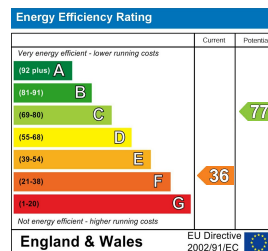
Panelled in bath with shower attachment, vanity wash hand basin with double door unit below, low flush w.c. Airing cupboard housing the lagged hot copper cylinder water tank. UPVC double glazed window.

OUTSIDE

Mature lawned rear garden.

COUNCIL TAX BAND:

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



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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