

22 Clipston Road, Alum Rock, Birmingham B8 3HJ Price £265,000

REDUCED BY £15,000. A substantial, freehold, 3 bedroom mid terraced family residence located in one of the most popular roads in Alum Rock.

The property benefits from the installation of gas fired central heating, UPVC double glazing, has 2 excellent reception rooms and a spacious kitchen.

Overall Square Footage 1000.43

Clipston Road is located off Alum Rock Road Alum Rock.

The property is set well back from the roadway behind a walled and paved foregarden and in turn is built of traditional two storey brick construction being surmounted by a pitched tiled roof having single height bay to the front elevation.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISSES

ON THE GROUND FLOOR

INNER PORCH

With UPVC front door entrance.

RECEPTION HALL

Single panel central heating radiator.

SITTING ROOM (FRONT)

14'4 x 11'3 (4.37m x 3.43m)

UPVC double glaze bay window, single panel central heating radiator, marble feature fireplace with hearth inset and fitted coal effect gas fire.

LOUNGE (REAR)

13'2 x 11'9 (4.01m x 3.58m)

Marble feature fireplace with hearth and inset and fitted gas fire. UPVC double glazed window, single panel central heating radiator.

EXTENDED KITCHEN (REAR)

16'6 x 9'1 (5.03m x 2.77m)

Single drainer stainless steel sink unit with mixer taps, range of refitted kitchen wall and base units, gas cooker point, plumbing for automatic washing machine, 2 UPVC double glazed windows, single panel central heating radiator.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 (FRONT)

15' x 11'11 (4.57m x 3.63m)

2 UPVC double glazed windows, single panel central heating radiator.

BEDROOM 2 (REAR)

13'2 x 8'11 (4.01m x 2.72m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 3 (REAR)

10'6 x 9'3 (3.20m x 2.82m)

UPVC double glazed window, single panel central heating radiator.

BATHROOM (SIDE)

6'2 x 5'7 (1.88m x 1.70m)

Panelled in bath with shower attachment, vanity wash hand basin with double door unit below, low flush w.c. UPVC double glazed window, single panel central heating radiator.

OUTSIDE

Paved side terrace with cold water tap.

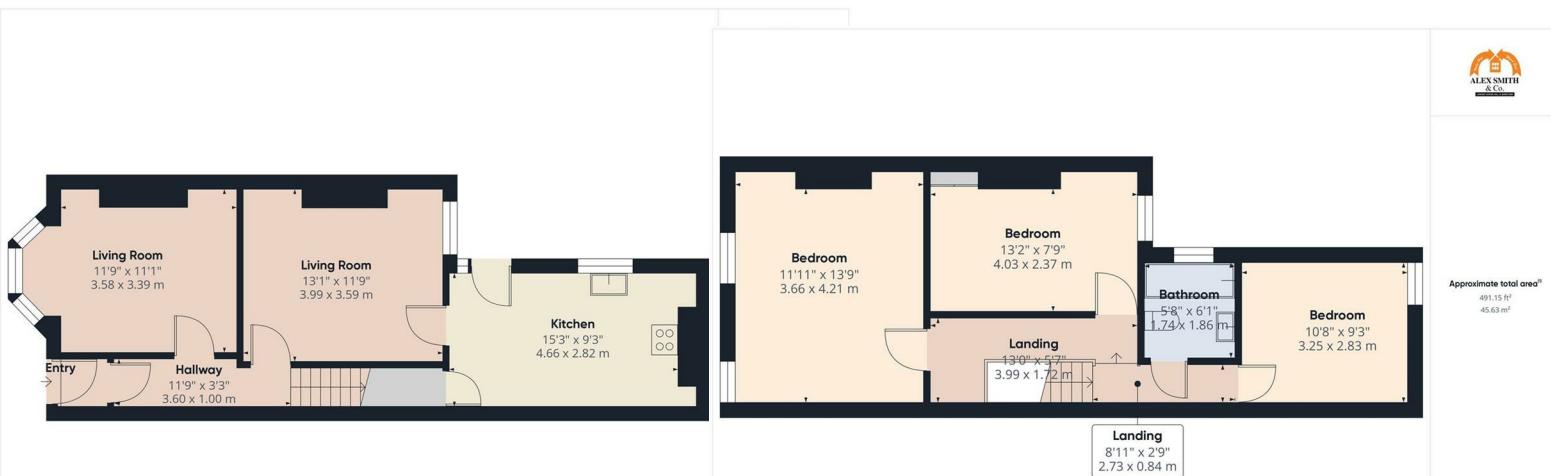
Steps to paved rear garden with fenced borders.

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 | | |
| (81-91) B | 72 | 83 |
| (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^{Ground Floor}, 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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