



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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OFFERS INVITED... MUST BE VIEWED!



213 Brownfield Road, Shard End, Birmingham B34 7EB
Price £209,995

REDUCED BY £15,000. A freehold, 2 bedroom end townhouse benefiting from gas fired central heating, UPVC double glazing and a large vehicular driveway approach.

Please note there is no upward chain.



Brownfield Road is located off Hurst Lane which in turn leads off Chester Road. Access can also be from Old Croft Lane Shard End.

The property stands well back from the roadway behind a large block paved foregarden/vehicular driveway that provides off road parking space for multiple vehicles.

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

THE INTERNAL ACCOMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

EXTENDED BRICK BUILT PORCH

With UPVC double glazed windows and composite front door.

FRONT DOOR LEADING TO

RECEPTION HALL

Single panel central heating radiator.

SPACIOUS THROUGH LOUNGE

23'7 x 9' (min) 11'7 (max) (7.19m x 2.74m (min) 3.53m (max))

Tiled hearth and fire surround, twin panel central heating radiator, 2 UPVC double glazed windows, 2 centre light points.

KITCHEN (REAR)

10'2 x 8'5 (3.10m x 2.57m)

Single drainer stainless steel sink unit with mixer taps, 2 double door, a single door and a 4 drawer base unit, all with work surface over. Double door and single door wall unit, gas cooker point, plumbing for automatic washing machine.

UPVC double glazed window. Full height tiling, UPVC double door to the side.

ON THE FIRST FLOOR

LANDING

Linen and storage cupboard.

BEDROOM 1 (FRONT)

14'11 x 9'11 (4.55m x 3.02m)

UPVC double glazed window, single panel central heating radiator, double door storage.

BEDROOM 2 (REAR)

9'11 x 11'5 (3.02m x 3.48m)

UPVC double glazed window, twin panel central heating radiator.

SHOWER ROOM (REAR)

7'11 x 5'1 (2.41m x 1.55m)

Modern walk in shower cubicle with fitted shower fitment, vanity wash hand basin with double door unit below. Low flush w.c. UPVC double glazed window, single panel central heating radiator.

OUTSIDE

Separate tradesman's side entrance, UPVC side door.

Well maintained rear garden with fenced borders.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,482.23 Year 2023/24.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(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.