



**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

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## **4 Rivermead Park, Shard End, Birmingham B34 6HH**

### **Price £219,950**

A freehold 2 bedroom detached bungalow located in a quiet cul-de-sac and benefiting from gas fired central heating, Upvc double glazing and a side garage with off road parking. NO UPWARD CHAIN.





Rivermead Park is located off Cole Hall Lane

The bungalow is set back from the roadway behind a substantial fore-garden approach with a separate vehicular driveway leading to a single car side garage.

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

Please note that there is no upward chain on this property and can be moved into as quickly as possible.

### **The accommodation comprises.**

#### **On The Ground Floor**

##### **Porch Entrance**

Upvc double glazed door and windows.

Upvc double glazed door to

##### **Reception Hall**

Full height cloaks cupboard.

##### **Lounge (front)**

16'1 x 11'10 (4.90m x 3.61m)

Adam style feature fireplace with coal effect fitted gas fire, twin panel central heating radiator, Upvc double glazed bow window, centre and 3 single wall light points.

##### **Kitchen (rear)**

10'7 x 8'3 (3.23m x 2.51m)

Single drainer, single bowl sink unit with mixer taps. Double door, 4 single door and a 4 drawer base unit with work surface over. Double door and single door wall unit. Double door lada unit. 4 Ring gas hob with oven below and concealed extractor fan over. Single panel central heating radiator, Upvc double glazed door and window.

##### **Lobby**

With full height airing cupboard housing the replacement Worcester gas fired central heating boiler.

##### **Bedroom 1 (rear)**

13'4 x 9'4 (4.06m x 2.84m)

Mirror fronted sliding double door wardrobe, single panel central heating radiator and Upvc double glazed window.

##### **Bedroom 2 (rear)**

9'9 x 8'6 (2.97m x 2.59m)

Single panel central heating radiator, Upvc double glazed window.

##### **Bathroom**

5'9 x 5'5 (1.75m x 1.65m)

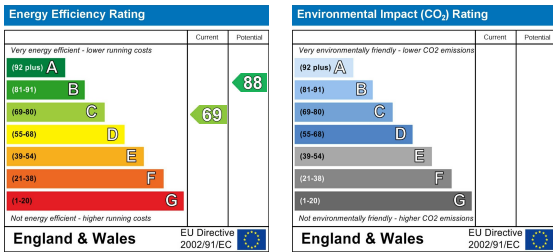
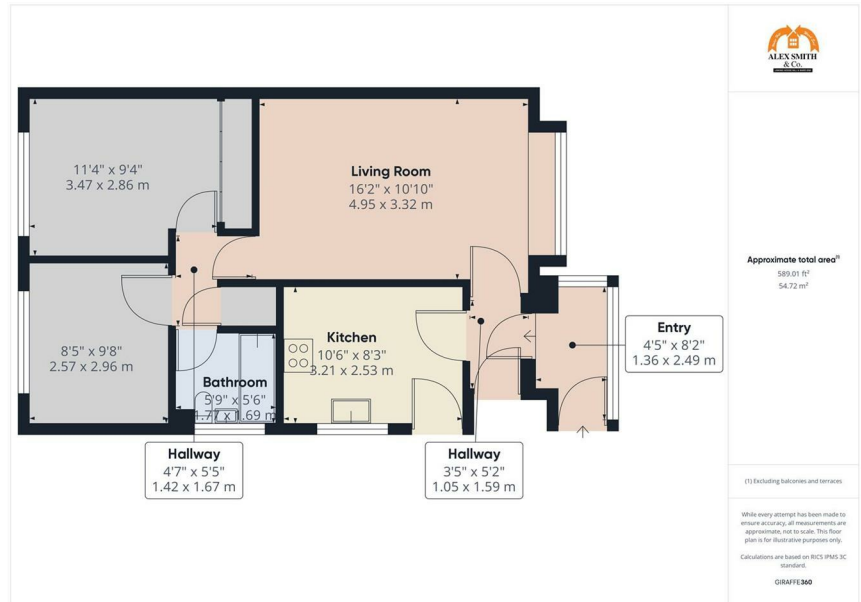
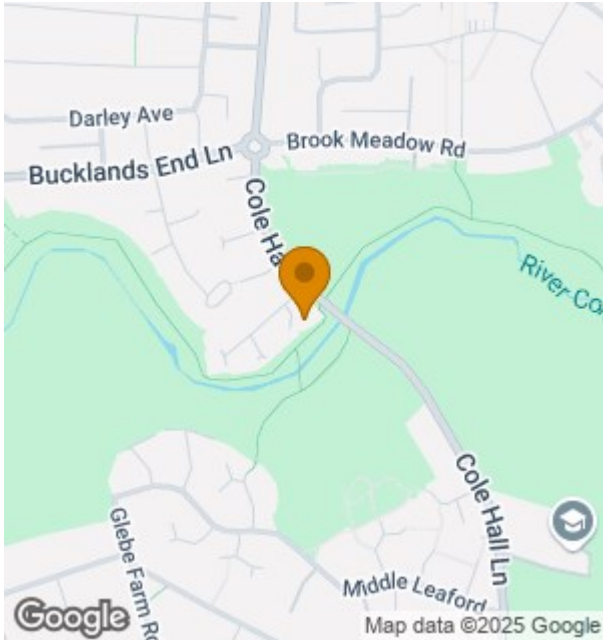
Panelled in bath with Triton shower fitting over, pedestal wash hand basin, low flush WC, Upvc double glazing and single panel central heating radiator.

##### **Garage**

19' x 7'10 (5.79m x 2.39m)

#### **COUNCIL TAX BAND:**

This Property falls into Birmingham Council Tax Band C Payable Per Annum £1852.23 Year 2024/25



**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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