



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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363 Heath Way, Shard End, Birmingham B34 6QW

Price £179,995

A well maintained, freehold 2 bedroom end town house with extended kitchen and lounge. Gas central heating and Upvc double glazing. NO CHAIN MOVE STRAIGHT IN.



The property stands back from the roadway behind a paved foregarden and in turn is built of traditional two storey brick construction being surmounted by a pitched tiled roof.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH

UPVC double glazed porch

RECEPTION HALL

Hallway with single panel radiator and storage cupboard housing gas and electric meters, staircase off.

EXTENDED THROUGH LOUNGE

29'4 x 11'5 (8.94m x 3.48m)

UPVC double glazed window at the front and UPVC double glazed window at the rear. 2 single panel central heating radiators.

EXTENDED KITCHEN (REAR)

17'9 x 8'3 (5.41m x 2.51m)

Single stainless steel drainer sink unit with dual tap. 5 double base units, 4 single base units, 5 double wall cupboards, 1 single wall cupboard and 4 drawers units. Built in electric oven and grill, 4 ring gas hob with exactor fan. Plumbing for automatic washing machine. Twin panel central heating radiator. UPVC double glazed window.

ON THE FIRST FLOOR

LANDING

Full length storage cupboard housing a Valiant combination boiler system and UPVC double glazed window.

BEDROOM 1 (FRONT)

14'6 x 9'8 (4.42m x 2.95m)

Two UPVC double glazed windows with with single panel central heating radiator and built in full length storage cupboard.

BEDROOM 2 (REAR)

11'3 x 9'2 (3.43m x 2.79m)

UPVC Double glazed window and single panel central heating radiator.

BATHROOM

8'9 x 5'6 (2.67m x 1.68m)

Family bathroom with bath and electric shower over. Low flush WC with wash hand basin. UPVC double glazed window to the side and one at the rear. Single panel central heating radiator.

OUTSIDE

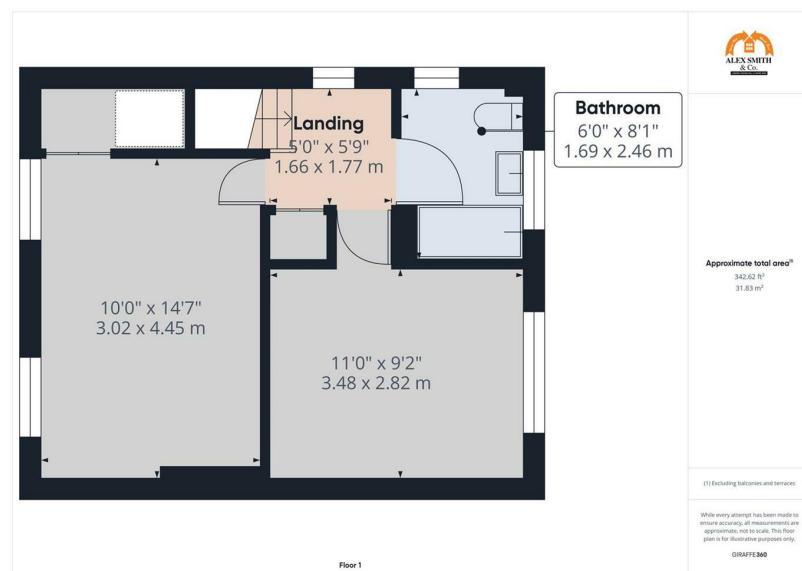
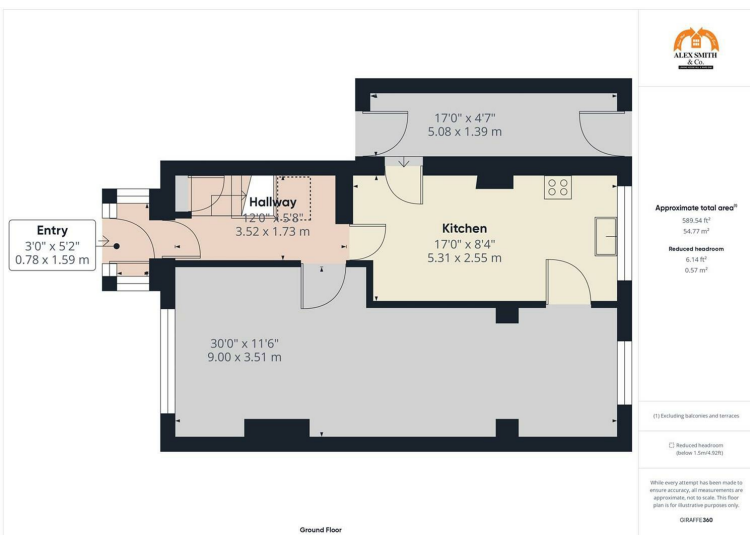
Separate utility at the side of the kitchen.

Paved patio, rear garden and brick built garage.

COUNCIL TAX BAND:

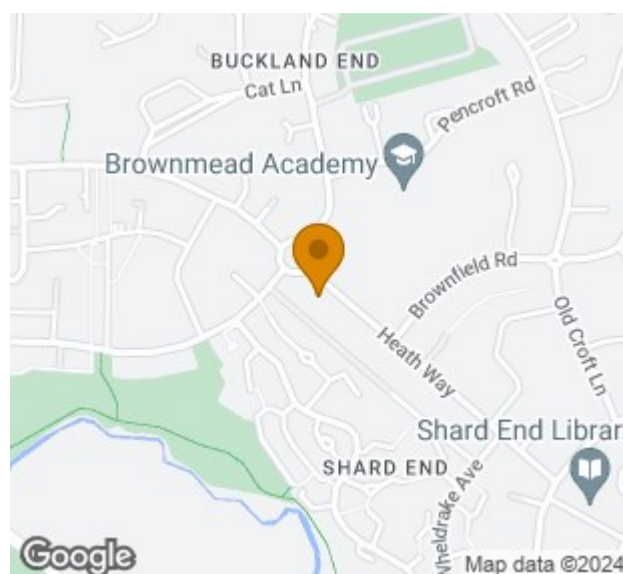
This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1620.20 Year 2024/25





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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.



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