



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

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## **52 Old Moat Way, Ward End, Birmingham B8 2DL**

### **Price £335,000**

An outstanding, freehold, 4 bedroom semi detached family residence modernised and maintained to the highest standard and benefiting from gas fired central heating, UPVC double glazing and a substantial extended brick built/UPVC double glazed conservatory.

Separate vehicular driveway provides off road parking space to the front and side.





Old Moat Way is located off St Margarets Road, which in turn is located in between Bromford Lane and Washwood Heath Road.

The property is located at the heart of a cul se sac, set back from the roadway behind a neat lawned foregarden with pathway approach together with a block paved vehicular driveway that provides off road parking for multiple vehicles.

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

### THE IMMACULATE ACCOMMODATION BRIEFLY COMPRISES

#### ON THE GROUND FLOOR

Front door entrance.

#### SPACIOUS RECEPTION HALL

With ceramic tiled floor. UPVC double glazed window, single panel central heating radiator and substantial understairs storage cupboard.

#### OFF IS A FITTED CLOAKROOM

Low flush w.c. pedestal wash hand basin, single panel central heating radiator, UPVC double glazed window.

#### SUBSTANTIAL THROUGH LOUNGE

18'7 x 12' (5.66m x 3.66m)

UPVC double glazed bay window (front), UPVC double glazed window (side), and UPVC double glazed double doors (rear). 2 single panel central heating radiators, 2 centre light points.

#### MODERN REFITTED KITCHEN (REAR)

14'1 x 10'4 (4.29m x 3.15m)

Single drainer stainless steel sink unit with mixer taps, 4 single door and a 4 drawer base unit with rounded edge work surface over. Double door and 4 single door wall units, 4 ring gas hob with oven below and stainless steel chimney over. Plumbing for automatic washing machine, fitted breakfast bar. Twin panel central heating radiator, UPVC double glazed window and doors leading to

#### EXTENDED CONSERVATORY (REAR)

15'10 x 9'6 (4.83m x 2.90m)

Brick built base with UPVC double glazed windows and double doors to outside.

#### ON THE FIRST FLOOR

##### LANDING

Laminated flooring, UPVC double glazed window. Large full height linen and storage cupboard.

#### MASTER BEDROOM 1 (REAR)

15'10 (max) x 11'7 (min) x 10'2 (4.83m (max) x 3.53m (min) x 3.10m)

UPVC double glazed window, single panel central heating radiator, laminated flooring.

#### EN SUITE SHOWER ROOM

6'2 x 3'9 (1.88m x 1.14m)

Fitted shower cubicle, pedestal wash hand basin, single panel central heating radiator.

#### BEDROOM 2 (FRONT)

9'9 x 8'8 (2.97m x 2.64m)

UPVC double glazed window, single panel central heating radiator. Linen and airing cupboard housing the BAXI gas fired central heating boiler. Laminated flooring.

#### BEDROOM 3 (FRONT)

11'8 x 6'3 (3.56m x 1.91m)

UPVC double glazed window, single panel central heating radiator, laminated flooring.

#### BEDROOM 4 (REAR)

9'6 (max) x 7'7 (min) 9' (max) (2.90m (max) x 2.31m (min) 2.74m (max))

UPVC double glazed window, single panel central heating radiator, laminated flooring.

#### FAMILY BATHROOM

6'9 x 6'3 (2.06m x 1.91m)

Panelled in bath with shower fitment , pedestal wash hand basin, low flush w.c. UPVC double glazed window, single panel central heating radiator.

#### OUTSIDE

#### AREA OF LAND TO THE SIDE OF THE PROPERTY (PAVED)

Additional paved patio, timber garden store.

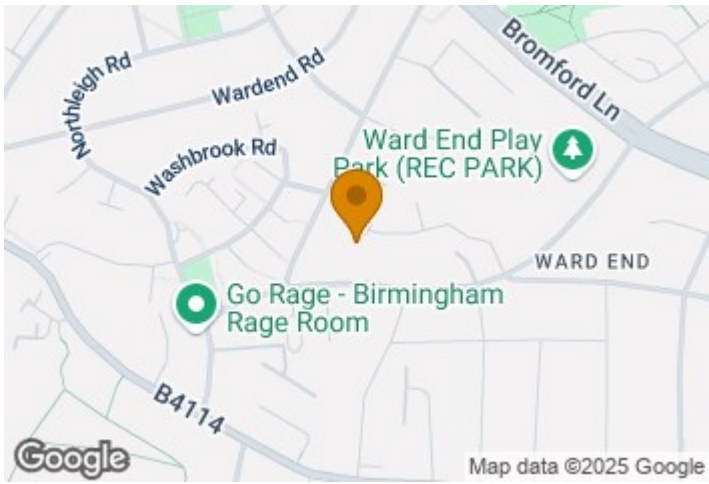
Immaculate and spacious lawned rear garden with fenced and flowered borders.


#### COUNCIL TAX BAND:

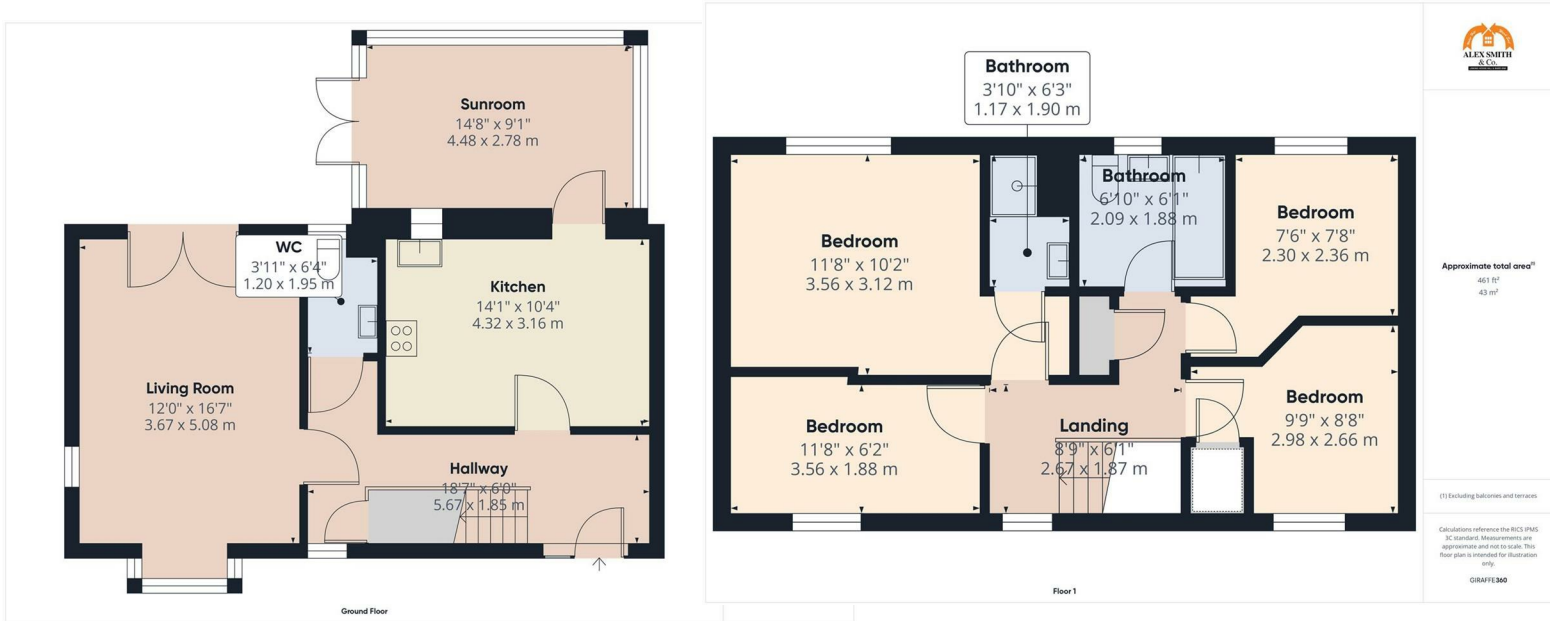
This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,988.44 Year 2025/26.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.