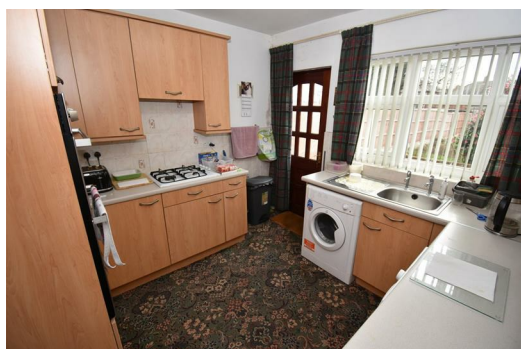




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

**HODGE HILL**  
0121-784 6660  
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www.alex-smith.co.uk



## 32 Jephcott Road, Ward End, Birmingham B8 3ED

### Price £179,950

A freehold 2/3 bedroom mid terraced house with Upvc double glazing and off road parking space.



Jephcott Road is located off the main Alum Rock Road.

The property stands back from the roadway behind a paved foregarden which provides off road parking space to the front. In turn the property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof having single height bay to the front elevation.

## **THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES**

### **ON THE GROUND FLOOR**

#### **UPVC FRONT DOOR ENTRANCE**

#### **VESTIBULE HALLWAY WITH STAIRCASE OFF**

##### **LOUNGE (FRONT)**

16' x 11'5 (4.88m x 3.48m)

Polished fire surround with marble hearth and inset. Fitted coal effect gas fire. UPVC double glazed bay window. Understairs storage cupboard.

##### **KITCHEN (REAR)**

9'5 x 9'5 (2.87m x 2.87m)

Single drainer stainless steel sink unit with hot and cold tap. 2 double door and 3 single door base units all with rounded edge work surface over. 4 double door and 1 single door wall unit, 4 ring gas hob with eye level double oven. Plumbing for automatic washing machine, UPVC double glazed window.

#### **VENTILATED LOBBY**

##### **GROUND FLOOR WET ROOM**

6'3 x 4'10 (1.91m x 1.47m)

Tiled floor. Red ring shower fitment. Pedestal wash hand basin, low flush w.c. wall mounted gas fired central heating boiler, UPVC double glazed window.

### **ON THE FIRST FLOOR**

#### **LANDING**

##### **BEDROOM 1 (FRONT)**

11' x 10'3 plus 2 double door built in wardrobes (3.35m x 3.12m plus 0.61m double door built in war)

UPVC double glazed windows.

##### **BEDROOM 2 (REAR)**

12'1 x 9' (3.68m x 2.74m)

UPVC double glazed window, mirror fronted double door wardrobe.

##### **BEDROOM 3 (REAR)**

9'3 x 7'1 (2.82m x 2.16m)

UPVC double glazed window. Pedestal wash hand basin, low flush w.c.

This room originally being the 3rd bedroom, though in recent years having the wash hand basin and toilet added.

#### **OUTSIDE**

Paved terrace.

Artificial grassed lawned rear garden with fenced borders.

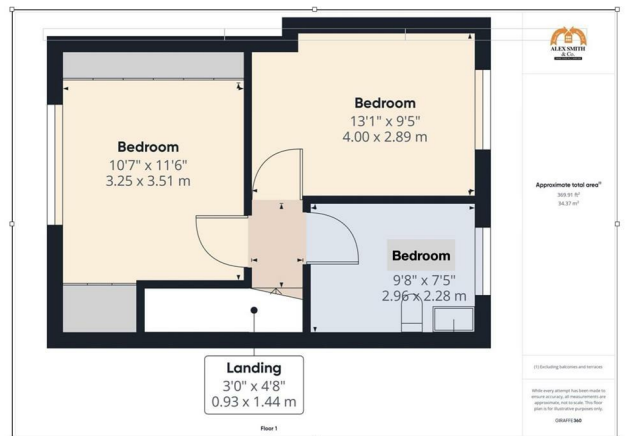
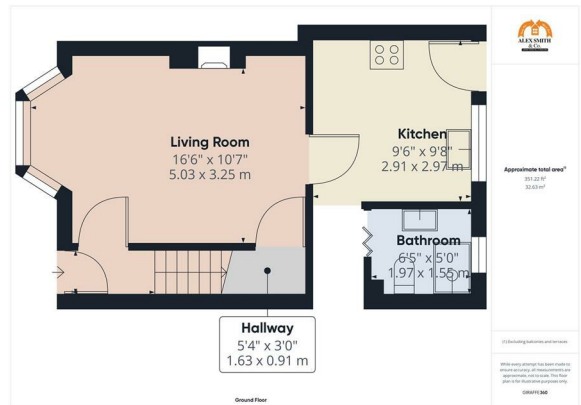
#### **COUNCIL TAX BAND:**

This Property falls into Council Tax Band A Council Tax Payable Per Annum £1,270.48 Year 2023/24.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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