



## **6 Abbotts Road, Erdington, Birmingham B24 8HE** **Reduced to £280,000**

**HIGHLY REDUCED** A much extended and greatly improved, freehold, 3 bedroomeed semi detached family residence benefiting from a substantial full width single storey extension to the rear elevation providing the property with a phenomenal dining/breakfast kitchen.

Other benefits include the installation of gas fired central heating, UPVC double glazing with modern fittings and decoration throughout. Off road parking space to the front.

Abbotts Road is located in between Wheelwright Road and Tyburn Road Erdington. The property is set well back from the roadway behind a full width tarmacadam vehicular driveway that provides off road parking space for multiple vehicles.

The property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof having full height rounded bay to the front elevation.

#### **THE INTERNAL ACCOMMODATION BRIEFLY COMPRISSES**

##### **ON THE GROUND FLOOR**

###### **EXTENDED PORCH ENTRANCE**

With composite front door. 2 UPVC double glazed windows.

###### **RECEPTION HALL**

Central heating radiator, herringbone laminated flooring, staircase off.

###### **OFF IS A FULL HEIGHT CLOAKROOM**

With low flush w.c. and vanity wash hand basin.

###### **OFF IS A FULL HEIGHT WALK IN UTILITY**

With plumbing for automatic washing machine and Ideal Logic gas fired central heating boiler.

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

13'2 into bay x 9'10 (4.01m into bay x 3.00m)

UPVC double glazed bay window, single panel central heating radiator.

###### **LOUNGE (REAR)**

12' x 9'10 (3.66m x 3.00m)

Twin panel central heating radiator, TV feature wall, laminated herringbone flooring.

##### **OPENING INTO**

###### **A MUCH EXTENDED FEATURE DINING KITCHEN**

18'7 x 14'11 (5.66m x 4.55m)

Single drainer single bowl sink unit with mixer taps and double door base unit below. Further 2 double door and 6 single door base units with drawers and work surface over. 2 large single door wall units, double door and 4 single door wall units, breakfast bar with seating.

Integrated and concealed larder style full height fridge freezer. Central island with 5 burner gas hob with stainless steel chimney over, eye level double oven. UPVC full height windows and double doors to outside. Slplotlights, 2 Velux windows.

##### **ON THE FIRST FLOOR**

###### **LANDING**

UPVC double glazed window.

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

13'7 x 9'10 (4.14m x 3.00m)

3 single panel central heating radiators, UPVC double glazed bay window.

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

14'5 x 9'11 (4.39m x 3.02m)

UPVC double glazed window, single panel central heating radiator.

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

8'3 x 5'8 (2.51m x 1.73m)

UPVC double glazed window, single panel central heating radiator.

###### **MODERN TILED BATHROOM**

7'1 x 5'7 (2.16m x 1.70m)

'L' shaped panelled in bath with shower attachment, built in vanity wash hand basin and low flush w.c. with built in storage units. Heated towel rail, UPVC double glazed window.

###### **OUTSIDE**

Separate tradesman's side entrance, paved patio, large lawned rear garden.

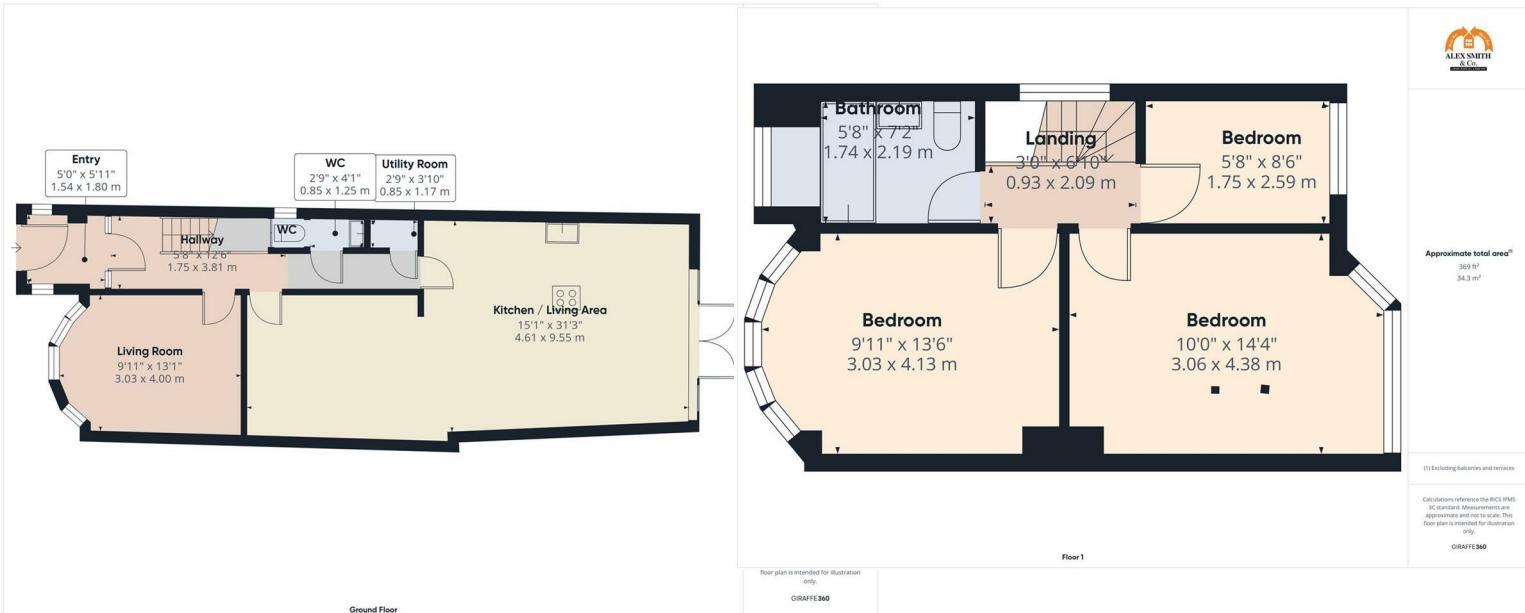
###### **COUNCIL TAX BAND:**

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,491.33 Year 2025/26.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	19	
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.



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

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