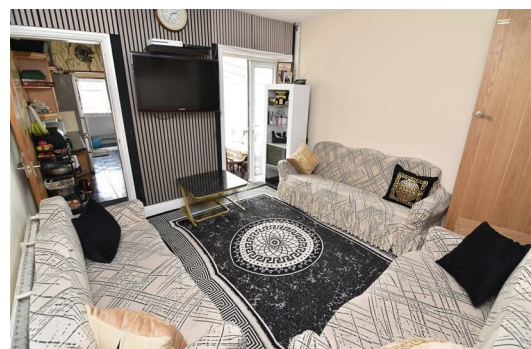




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
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200 Arley Road, Saltley, Birmingham B8 1QS

Price £189,950

An extended, freehold, 3 bedroom end terrace benefiting from a substantial UPVC double glazed side conservatory/dining area, together with gas fired central heating, UPVC double glazing and a large vehicular driveway suitable for multiple vehicles.



Arley Road is located off Washwood Heath Road.

The property stands back from the roadway behind a paved foregarden/vehicular driveway and in turn is built of traditional two storey brick construction being surmounted by a pitched tiled roof having single height bay to the front elevation.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

With UPVC door and further UPVC door leading to

LOUNGE (FRONT)

12'1 x 10'8 (3.68m x 3.25m)

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

LOBBY

With understairs storage leading to

LOUNGE (REAR)

10'8 x 10'5 (3.25m x 3.18m)

Twin panel central heating radiator, UPVC double glazed double doors leading to dining area with further access to the kitchen.

EXTENDED SIDE CONSERVATORY/DINING AREA

22'3 x 5'4 (min) 7'8 (max) (6.78m x 1.63m (min) 2.34m (max))

UPVC double glazed double doors from the lounge. UPVC windows and further UPVC door to outside. 2 single panel central heating radiators.

REFITTED KITCHEN (REAR)

9'2 x 5'5 (2.79m x 1.65m)

Single drainer stainless steel sink unit with mixer taps and single door base unit below. Further double door, single door and 4 drawer base unit. Double door and single door wall unit, 4 ring gas hob with oven below. Plumbing for automatic washing machine, UPVC double glazed window.

LOBBY

With access to the conservatory/dining area and to the ground floor bathroom.

EXTENDED GROUND FLOOR BATHROOM (REAR)

8'4 x 7'4 (2.54m x 2.24m)

Ceramic tiled floor, panelled walls, panelled in bath, separate shower cubicle with shower fitment, vanity wash hand basin with double door unit below. Low flush w.c. UPVC double glazed window, single panel central heating radiator.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 (FRONT)

10'9 x 10'7 (3.28m x 3.23m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 2 (REAR)

10'8 x 7'8 (3.25m x 2.34m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 3 (REAR)

11'6 x 5'6 (3.51m x 1.68m)

UPVC double glazed window. Please note there is the pipework for a central heating radiator, though at the present time one is not installed.

OUTSIDE

Paved 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			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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