



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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815 Alum Rock Road, Ward End, Birmingham B8 2AG

Price £320,000

An extended, freehold, 3 bedroom mid terraced family residence benefiting from a full width single storey brick built extension to the rear elevation providing an extended rear lounge and kitchen.

Other benefits include the installation of gas fired central heating, UPVC double glazing, off road parking space to the front and as well as a paved rear garden a full width garden store at rear.



Please note that the property is tenanted, hence no internal photographs for privacy reasons.

We are advised by our Vendor Client that the existing tenants have been served Notice and we are selling the property offering vacant possession. If however an incoming purchaser was looking to purchase this property for investment purposes then please note that the existing tenants, who have been in occupation for almost 4 years and keep the property in a very clean and tidy condition, would wish to remain if possible.

Alum Rock Road is situated off the main Washwood Heath Road at the Fox & Goose Shopping Centre. Number 815 is located close to the Pelham.

The property stands well back from the roadway behind a block paved foregarden/vehicular driveway that provides multi car parking space to the front.

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

PORCH ENTRANCE

With UPVC door and windows, further UPVC door leading to

RECEPTION HALL

Ceramic tiled floor, twin panel central heating radiator, UPVC double glazed window.

GROUND FLOOR SHOWER ROOM

Shower cubicle, vanity wash hand basin, low flush w.c. ceramic tiling.

SITTING ROOM (FRONT)

14'10 x 10'2 (4.52m x 3.10m)

UPVC double glazed window. Single panel central heating radiator.

EXTENDED LOUNGE (REAR)

27'1 x 10'2 (8.26m x 3.10m)

Full height central heating radiator and further single panel central heating radiator, UPVC double glazed double doors leading to outside with UPVC double doors leading to kitchen.

EXTENDED KITCHEN

22'5 x 5'2 (min) 6'5 (max) (6.83m x 1.57m (min) 1.96m (max))

Single bowl sink unit with mixer taps, double door, single door and 2 large 3 pan drawer base units with work surface over. Full height double door larder unit and full height 4 door larder unit (concealing plumbing for automatic washing machine). 2 double door and 2 single door wall units, additional single door wall unit concealing the WORCESTER gas fired central heating boiler. Gas cooker point, single panel central heating radiator, UPVC double glazed window and plumbing for automatic dishwasher.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 (REAR)

12' x 10'2 (3.66m x 3.10m)

UPVC double glazed window, double door and 2 single door built in wardrobes.

BEDROOM 2 (FRONT)

12' x 8'9 (3.66m x 2.67m)

Built in double door and single door wardrobe, UPVC double glazed window, single panel central heating radiator.

BEDROOM 3 (FRONT)

8' x 7'4 (2.44m x 2.24m)

UPVC double glazed window, single panel central heating radiator, range of built in storage cupboards, single door wardrobe and bedside cabinets.

BATHROOM (REAR)

8'5 x 5'8 (2.57m x 1.73m)

Corner bath with shower over, vanity wash hand basin with double door unit below, heated towel rail, low flush w.c. UPVC double glazed window.

STAIRCASE LOCATED OFF THE MAIN LANDING LEADING TO

LOFT CONVERSION

19'6 x 14'7 (5.94m x 4.45m)

For storage purposes, twin panel central heating radiator, 2 double door built in wardrobes and a Velux window.

OUTSIDE

Paved rear garden.

Brick built full width storage unit with UPVC double glazed doors and windows, electric power and lighting.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £ 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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