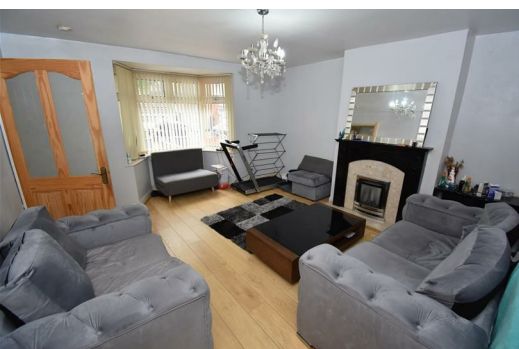




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
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63 Shaw Hill Road, Alum Rock, Birmingham B8 3LJ

Price £219,950

A freehold, 3 bedroom end townhouse benefiting from gas fired central heating, UPVC double glazing and off road parking space to the front.



Shaw Hill Road is located off Sladefield Road, which in turn can be accessed off the main Alum Rock Road or Washwood Heath Road.

The property stands back from the roadway behind a large block paved full width forrgarden/vehicular driveway.

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

PORCH ENTRANCE

UPVC double glazed door and window.

RECEPTION HALL

Staircase off.

LOUNGE (FRONT)

16'3 into bay 13'11 (4.95m into bay 4.24m)

Laminated floor, polished fire surround with marble hearth and inset. UPVC double glaze bay window, single panel central heating radiator. Understairs storage cupboard.

KITCHEN (REAR)

10'5 x 9'2 (3.18m x 2.79m)

Ceramic tiled floor, single drainer stainless steel sink unit with mixer taps. Double door, corner double door, 2 single door base units with work surface over. 3 double door wall units, gas cooker point, plumbing for automatic washing machine, UPVC double glazed door and window, spotlights.

TILED GROUND FLOOR BATHROOM

9' x 6'1 (2.74m x 1.85m)

Ceramic tiled floor and walls, panelled in bath, pedestal wash hand basin, low flush w.c. heated towel rail, UPVC double glazed window, Worcester wall mounted gas fired central heating boiler.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 (FRONT)

17'3 max x 14'11 (5.26m max x 4.55m)

2 UPVC double glazed windows, single panel central heating radiator, double door storage cupboard.

BEDROOM 2 (REAR)

12'4 x 9'6 (3.76m x 2.90m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 3 (REAR)

9'1 x 7'6 (2.77m x 2.29m)

UPVC double glazed window, single panel central heating radiator.

OUTSIDE

Rear garden with fenced borders.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,389.17 Year 2024/25.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	59	87
(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 	

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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