ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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204 Sladefield Road, Ward End, Birmingham B8 2SX
Price £185,000

REDUCED ... An extended, freehold, 2 bedroom mid terraced family residence benefiting from an extended sun lounge, the installation of gas fired central heating and UPVC double glazing.

NO UPWARD CHAIN

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Sladefield Road is located between the main Washwood Heath Road and Alum Rock Road.

The property stands well back from the roadway behind a small foregarden approach with pathway entrance.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE
With UPVC double glazed front door and window.

RECEPTION HALL
Laminated flooring, single panel central heating radiator. Understairs storage cupboard.

SITTING ROOM (FRONT)
12'10 into bay x 10'5 (3.91m into bay x 3.18m)
UPVC double glazed window, single panel central heating radiator. Tiled hearth and fireplace with fitted coal effect gas fire, laminated flooring.

LOUNGE (REAR)
13'8 x 11'2 (4.17m x 3.40m)
Stone feature fireplace with slate hearth and fitted gas fire. Twin panel central heating radiator, UPVC double glazed window, serving hatch to kitchen.

KITCHEN (REAR)
11'2 x 7'4 (3.40m x 2.24m)
Single drainer twin bowl sink unit with a range of refitted kitchen wall and base units, comprising double door, 4 single door and a 3 drawer base unit all with rounded edge work surface over. 3 single door wall units, full height double door larder unit, 4 ring NEFF gas hob with NEFF oven below. Plumbing for automatic washing machine, UPVC double glazed door and window.

ACCESS TO EXTENDED SUN ROOM
10'8 x 7'7 (3.25m x 2.31m)
Laminated flooring, UPVC double glazed door and windows.

ON THE FIRST FLOOR

LANDING
Single panel central heating radiator.

BEDROOM 1 (front)
13'1 x 11'2 (3.99m x 3.40m)
UPVC double glazed window, twin panel central heating radiator. 3 double door and 2 single door built in wardrobes, UPVC double glazed window, twin panel central heating radiator.

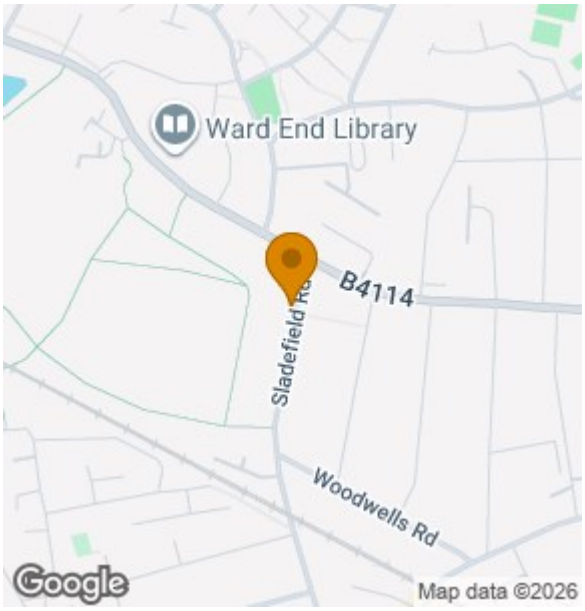
BEDROOM 2 (REAR)
11'2 x 9'8 (3.40m x 2.95m)
UPVC double glazed window, twin panel central heating radiator, 2 double door built in wardrobes.

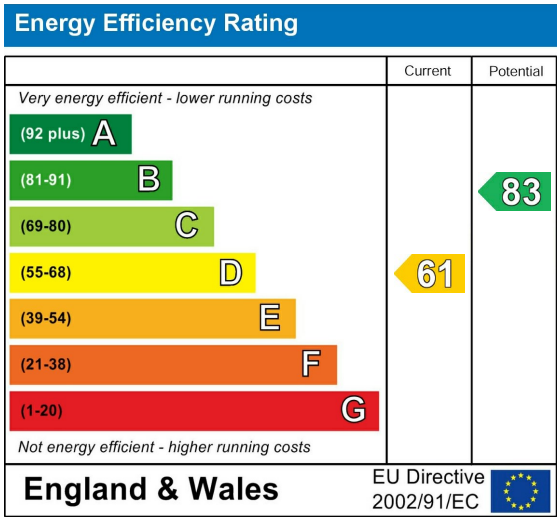
SHOWER ROOM
11'5 x 7'9 (3.48m x 2.36m)
Laminated flooring, double shower cubicle, pedestal wash hand basin, low flush w.c. Airing cupboard housing the Vaillant gas fired central heating boiler, UPVC double glazed window, twin panel central heating radiator.

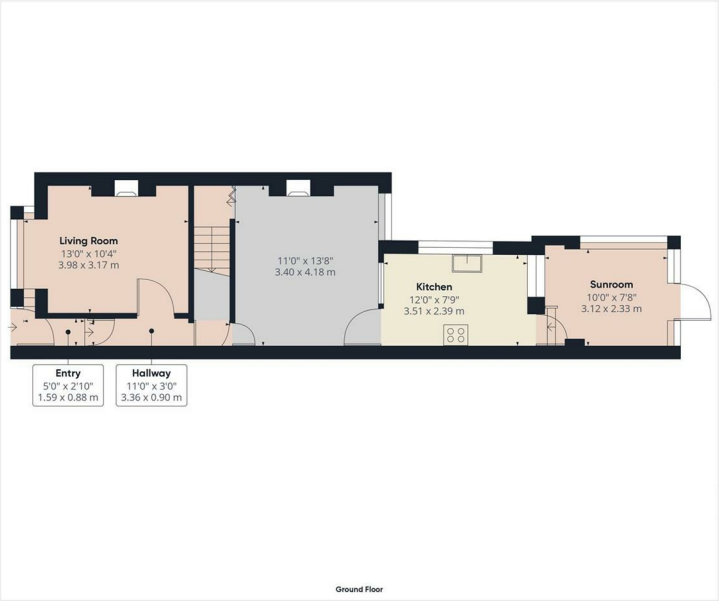
OUTSIDE
Paved terrace.

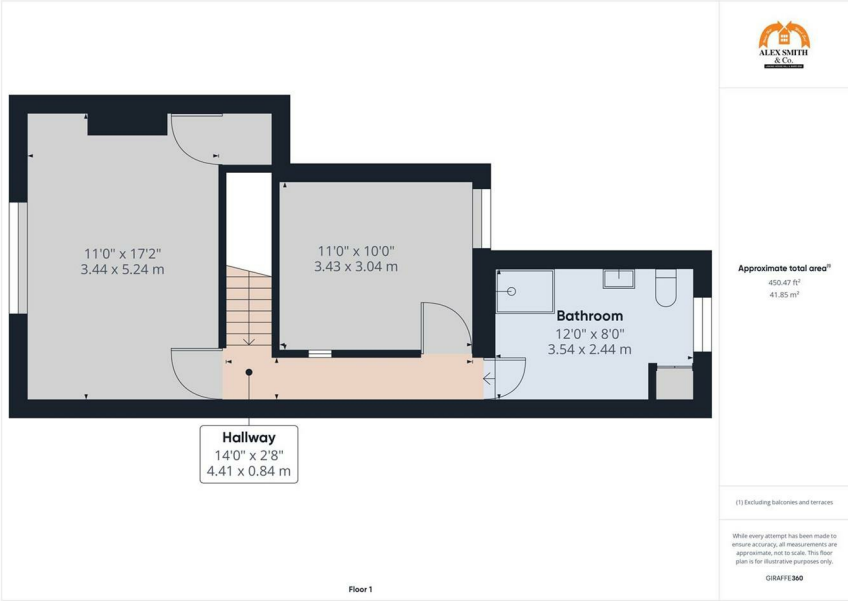
Rear garden.

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









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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