



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
0121-784 6660
sales@alex-smith.co.uk
www.alex-smith.co.uk



38 Woodwells Road, Ward End, Birmingham B8 2TQ **Asking price £200,000**

An improved freehold, 3 bedroom mid terrace with 2 reception rooms, central heating and Upvc double glazing.

Modern kitchen, ground floor shower room and first floor bathroom - excellent condition. Take a look at the floor plan and virtual tour which can be found on our website.



Woodwells Road is located in between the junction with Alum Rock Road and Sladefield Road Ward End.

The property stands back from the roadway behind a walled and paved foregarden approach.

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

THE ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

With UPVC double doors and window.

RECEPTION HALL

Laminated flooring, single panel central heating radiator, staircase off.

SITTING ROOM (FRONT)

13'11 into bay x 10'9 (4.24m into bay x 3.28m)

UPVC double glazed bay window, twin panel central heating radiator, polished fire surround with marble hearth and inset and fitted coal effect gas fire.

LOUNGE (REAR)

11'2 x 12'6 max 10'9 min (3.40m x 3.81m max 3.28m min)

Polished fire surround with marble hearth and inset. Fitted gas fire, twin panel central heating radiator. UPVC double glazed window.

EXTENDED KITCHEN

16'8 x 7'11 (5.08m x 2.41m)

Ceramic tiled floor. Single drainer stainless steel sink unit with mixer taps. 4 double door and 2 single door base units, all with rounded edge work surface over. 2 single door display units, double door and 4 single door wall units, gas cooker point, plumbing for automatic washing machine, UPVC double glazed window. Wall mounted Worcester gas fired central heating boiler, twin panel central heating radiator.

LOBBY

With full height storage area off. UPVC door to outside, access to

GROUND FLOOR SHOWER ROOM

7'3 x 5'7 (2.21m x 1.70m)

Double shower cubicle, pedestal wash hand basin, low flush w.c. Heated towel rail, UPVC double glazed window.

ON THE FIRST FLOOR

LANDING

With full height storage cupboard.

BEDROOM 1 (FRONT)

13'10 x 11'7 (4.22m x 3.53m)

UPVC double glazed window, single panel central heating radiator. Modern and expensively fitted 2 double door wardrobes.

BEDROOM 2 (REAR)

11'4 x 8'3 (3.45m x 2.51m)

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

BEDROOM 3 (REAR)

6'11 x 6'8 (2.11m x 2.03m)

UPVC double glazed window, twin panel central heating radiator.

PARTIALLY TILED BATHROOM (SIDE)

9'4 x 5'1 (2.84m x 1.55m)

Panelled in bath, pedestal wash hand basin, low flush w.c. UPVC double glazed window, twin panel central heating radiator.

OUTSIDE

Paved patio.

Paved rear garden.

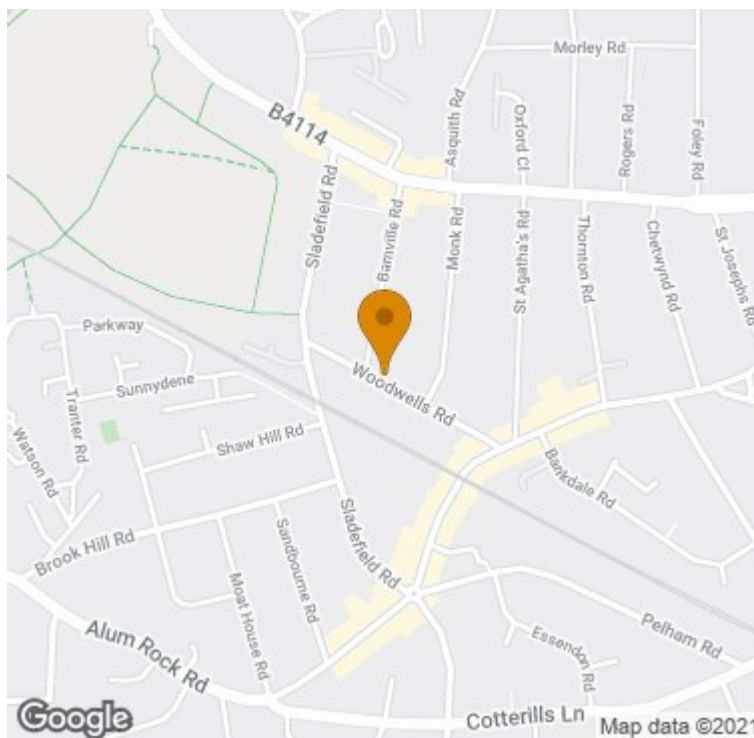
BRICK BUILT STORE AT REAR

17'8 x 14'9 (5.38m x 4.50m)

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,165.46 Year 2021/22.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	68	
(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.



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

23 COLESHILL ROAD
HODGE HILL
BIRMINGHAM B36 8DT
TEL: 0121-784 6660