



**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

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## 19 Madison Avenue, Hodge Hill, Birmingham B36 8EG

### Price £425,000

A much extended and greatly improved, 4 bedroom semi detached family residence benefiting from a substantial ground floor extension to the rear elevation which has enabled the property to benefit from a much extended rear lounge and superbly refitted and extended breakfast kitchen.

Other benefits include a loft conversion (with new roof), the installation of gas fired central heating, UPVC double glazing and a large vehicular driveway for off road parking.



Madison Avenue is located in between Brockhurst Road and Ventnor Avenue. Ventnor Avenue can be accessed from either Bromford Road or Coleshill Road Hodge Hill.

The property is set well back from the roadway behind a neat lawned foregarden and enlarged block paved vehicular driveway that provides multi car parking space to the front. The side garage has been converted into a storage room with additional study area behind.

## THE ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

UPVC double glazed door and windows.

### UPVC FRONT DOOR TO

#### RECEPTION HALL

Laminated flooring, twin panel central heating radiator, fitted cloaks cupboard. Understairs storage cupboard.

#### OFF IS A TILED CLOAKROOM

Vanity wash basin with double door unit below, low flush w.c. Single panel central heating radiator, tiled walls and floor.

#### SITTING ROOM (FRONT)

16'2 into bay x 10'10 (4.93m into bay x 3.30m)

UPVC double glazed bay window, twin panel central heating radiator.

#### EXTENDED LOUNGE (REAR)

21'11 x 13'4 (6.68m x 4.06m)

Most attractive stone feature fireplace with fitted coal effect gas fire, 2 single panel central heating radiators, UPVC double glazed windows / double glazed sliding patio doors.

#### MUCH EXTENDED AND REFITTED BREAKFAST KITCHEN

22' x 13'5 (6.71m x 4.09m)

Ceramic tiled floor, single drainer twin bowl sink unit with mixer taps. An expensive range of refitted kitchen units comprising :

3 double door, 3 single door and a 3 pan drawer base unit with rounded edge work surface above, 5 single door display units, 5 single door wall units. Integrated and concealed dishwasher, washing machine, full height larder style fridge and separate freezer. 5 ring gas hob with 2 eye level ovens.

Twin panel central heating radiator, UPVC double glazed windows and door to outside.

### THE FORMER SIDE GARAGE HAS BEEN SPLIT INTO TWO - T

#### STUDY

8'10 x 6'3 (2.69m x 1.91m)

Twin panel central heating radiator, access leading to

#### STORAGE AREA

6'7 x 6'3 (2.01m x 1.91m)

Door to outside (front).

### ON THE FIRST FLOOR

#### EXTENDED LANDING

With all rooms off and staircase to loft conversion.

#### ORIGINAL BEDROOM 1 (FRONT)

13'11 into bay x 10'10 (4.24m into bay x 3.30m)

UPVC double glazed bay window, twin panel central heating radiator.

#### BEDROOM 2 (REAR)

14'4 x 10'10 (4.37m x 3.30m)

UPVC double glazed window, twin panel central heating radiator.

#### BEDROOM 3 (FRONT)

9'4 x 7'3 (2.84m x 2.21m)

UPVC double glazed window, twin panel central heating radiator, double door storage cupboard.

#### LUXURY BATHROOM

9'4 x 7'3 (2.84m x 2.21m)

Expensive ceramic tiled floor with expensive wall tiling. Very large panelled in bath with mixer taps. Fully tiled separate shower cubicle with multi head shower. Vanity wash hand basin with single door and 2 drawer unit below, low flush w.c. UPVC double glazed window, heated towel rail.

#### SEPARATE TOILET

Low flush w.c. UPVC double glazed window.

#### OUTSIDE

Block paved patio.

Well maintained lawned rear garden with fenced borders and timber garden store.

#### COUNCIL TAX BAND:

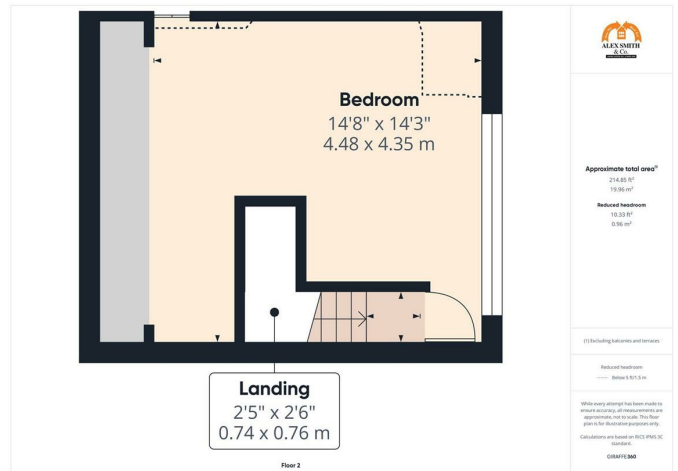
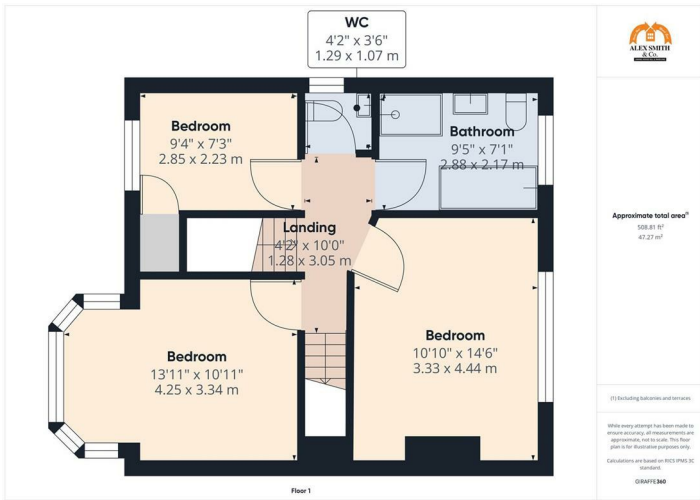
This Property falls into Birmingham Council Tax Band D Council Tax Payable Per Annum £2,083.76 Year 2024/25





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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