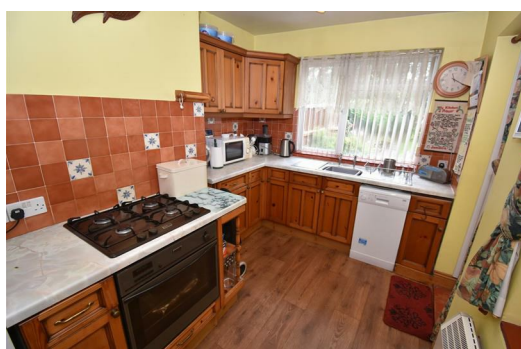




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

**HODGE HILL**  
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## **19 Beaufort Avenue, Hodge Hill, Birmingham B34 6AD**

### **Asking price £299,950**

An extended, freehold, 3 bedroom semi benefiting from an extended kitchen and conservatory, together with the installation of gas fired central heating, UPVC double glazing and garage at rear.

No upward chain.



Beaufort Avenue is situated in between Stechford Road and Coleshill Road Hodge Hill.

The property stands well back from the roadway behind a neat foregarden and enlarged block paved vehicular driveway approach providing multi car parking space to the front.

A shared separate vehicular driveway exists to the rear of the property providing access to the rear garage.

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

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### PORCH ENTRANCE

With UPVC double glazed door and windows.

#### RECEPTION HALL

Single panel central heating radiator, staircase off.

#### GROUND FLOOR CLOAKROOM

With low flush w.c. and wash hand basin.

#### DINING ROOM (FRONT)

14'7 x 10'11 (4.45m x 3.33m)

Polished fire surround with tiled inset, single panel central heating radiator, UPVC double glaze bay window.

#### LOUNGE (REAR)

14'4 x 10'11 (4.37m x 3.33m)

Polished fire surround with inset and hearth, single panel central heating radiator, UPVC double glazed rear bay window and door leading to

#### EXTENDED CONSERVATORY

11'9 x 9'6 (3.58m x 2.90m)

UPVC double glazed door and windows, single panel central heating radiator.

Access available off the rear lounge and kitchen.

#### EXTENDED BREAKFAST KITCHEN IN TOTAL

22'11 x 7'8 (6.99m x 2.34m)

The new extended area comprises the former kitchen and a new extended kitchen area that leads onto the rear conservatory.

Single drainer stainless steel sink unit with hot and cold taps. An extensive range of fitted wall and base kitchen units. 4 ring gas hob with oven below, plumbing for automatic washing machine, single panel central heating radiator, UPVC double glazed window.

### ON THE FIRST FLOOR

#### LANDING

UPVC double glazed window, loft access.

#### BEDROOM 1 (FRONT)

14'8 into bay x 11' (4.47m into bay x 3.35m)

2 double door built in wardrobes with additional bedroom fitted furniture and bedside cabinets. UPVC double glazed bay window, single panel central heating radiator.

#### BEDROOM 2 (REAR)

11'6 x 11' (3.51m x 3.35m)

UPVC double glazed window, single panel central heating radiator.

#### BEDROOM 3 (FRONT)

9'4 x 5'10 (2.84m x 1.78m)

UPVC double glazed window, single panel central heating radiator, louver fronted double door store.

#### BATHROOM

6' x 5'6 (1.83m x 1.68m)

Panelled in bath with both shower attachment and separate shower fitting. Pedestal wash hand basin, single panel central heating radiator, UPVC double glazed window.

#### SEPARATE TOILET

Half height tiling, low flush w.c. UPVC double glazed window.

#### OUTSIDE

Paved terrace.

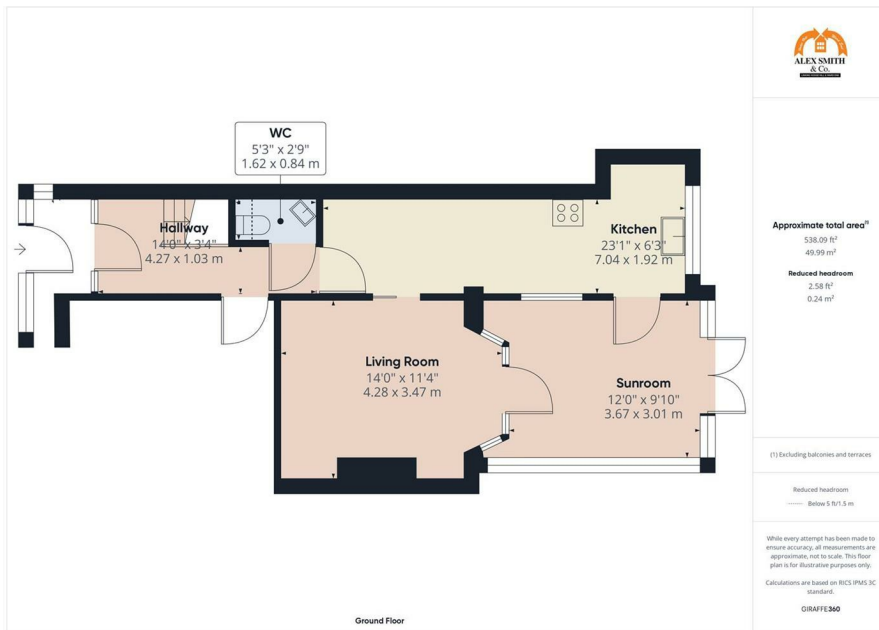
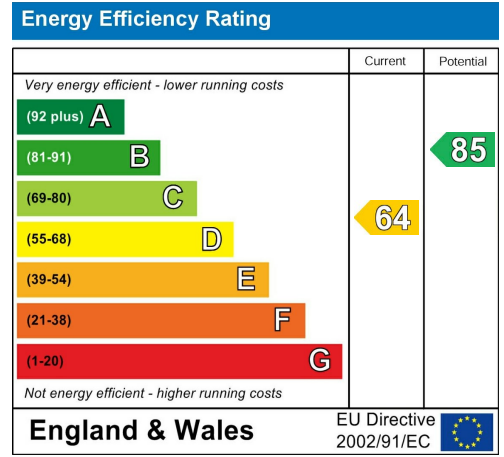
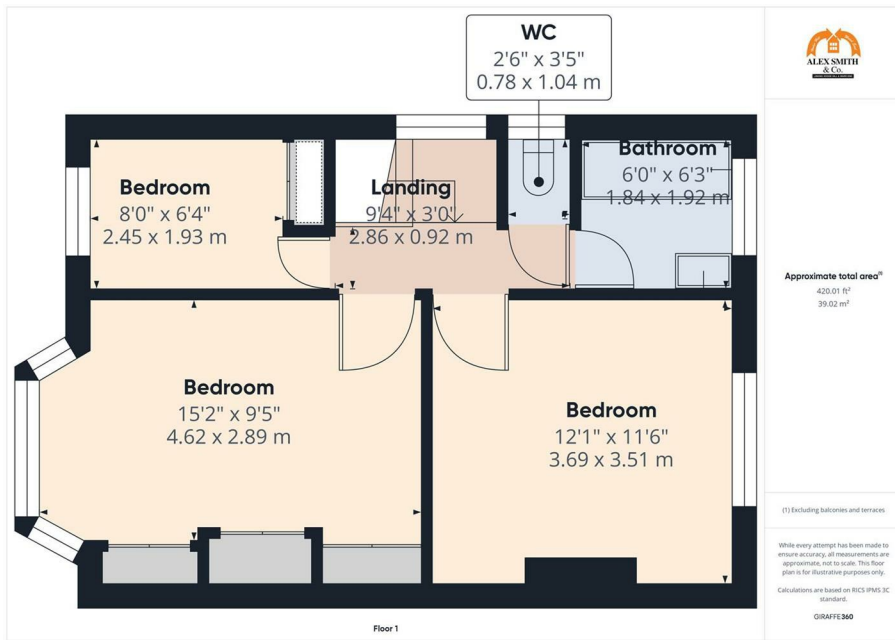
Neat and well maintained mature lawned rear garden.

Garage at rear.

#### COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,852.23 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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