



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

**HODGE HILL**  
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## 12 Douglas Avenue, Hodge Hill, Birmingham B36 8EN

### Price £319,950

A traditional, freehold, 3 bedroom semi detached family residence located in a most popular cul de sac within the Avenues and benefiting from the installation of double glazed windows, gas fired central heating, two reception rooms and side garage.

No upward chain.



Douglas Avenue is located off Sandhurst Avenue, which in turn can be accessed from either Brockhurst Road or Ventnor Avenue (which leads off the main Coleshill Road Hodge Hill).

The property stands well back from the roadway behind a neat lawned foregarden with enlarged vehicular driveway that provides off road parking space to the front.

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 double doors and window.

#### RECEPTION HALL

Wooden flooring, twin panel central heating radiator, full height cloaks cupboard.

#### FITTED CLOAKROOM

Low flush w.c. wash hand basin.

#### SITTING ROOM (FRONT)

17'3 into bay x 11' (5.26m into bay x 3.35m)

Polished fire surround with marble hearth and inset. Fitted coal effect gas fire. Single panel central heating radiator to bay, UPVC double glazed bay window, double doors leading to

#### DINING ROOM (REAR)

14'6 x 11'1 (4.42m x 3.38m)

Twin panel central heating radiator, UPVC double glazed window and double doors to outside.

#### KITCHEN (REAR)

11'5 x 7'11 (3.48m x 2.41m)

With a range of light oak fitted kitchen units, comprising single bowl sink unit with mixer taps, double door, 2 single door and a corner double door base unit all with rounded edge work surface over. 2 double door wall units, 4 ring gas hob with oven below and extractor fan over, full height pantry. Twin panel central heating radiator, UPVC double glazed door and window.

### ON THE FIRST FLOOR

#### LANDING

Loft access.

#### BEDROOM 1 (FRONT)

16'5 x 11' (5.00m x 3.35m)

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

#### BEDROOM 2 (REAR)

14'5 x 10'10 (4.39m x 3.30m)

UPVC double glazed window, single panel central heating radiator.

#### BEDROOM 3 (FRONT)

8'11 x 7'5 (2.72m x 2.26m)

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

#### HALF TILED BATHROOM

9'7 x 7'1 (2.92m x 2.16m)

Corner bath with jacuzzi fittings. vanity wash hand basin with storage unit below. Separate shower cubicle, UPVC double glazed window, heated towel rail, spotlights.

#### SEPARATE TOILET

Low flush w.c. wash hand basin. UPVC double glazed window.

#### SIDE GARAGE

25'11 x 6'3 (7.90m x 1.91m)

Double door entrance. Worcester gas fired wall mounted central heating boiler, plumbing for automatic washing machine.

#### OUTSIDE

Full width patio area.

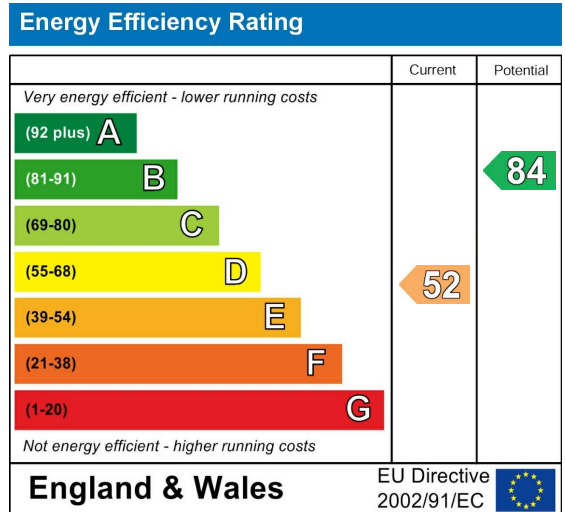
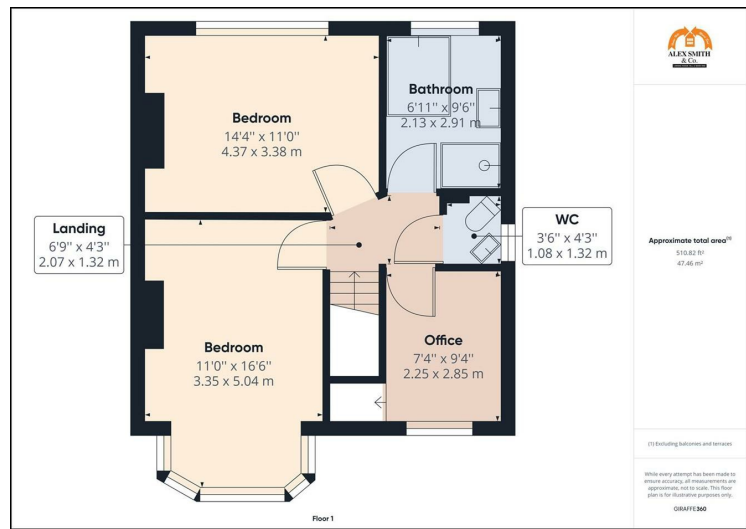
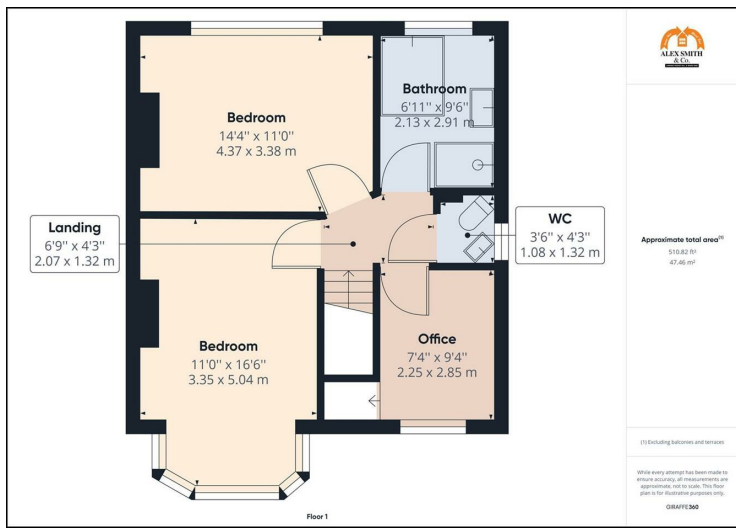
Lawned rear garden.

Timber garden store.

#### COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band D Council Tax Payable Per Annum £1,905.73 Year 2023/24.





**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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