



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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18a Blandford Avenue, Castle Bromwich, Birmingham B36 9HX

£399,950

A brand new, freehold, 4 bedroom detached family residence with outstanding fittings to kitchen, bathroom and en-suite shower room.

The property benefits from gas fired central heating, UPVC double glazing with all modern day facilities included.

Viewing highly recommended to appreciate the spacious and high quality of this property.

No upward chain.



Blandford Avenue is located off Clevedon Avenue, which in turn leads off the main Green Lane.

The property stands back from the roadway behind a full width block paved foregarden/vehicular driveway that provides off road parking space to the front.

In turn 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

COMPOSITE FRONT DOOR

RECEPTION HALL

Laminated flooring, single panel central heating radiator, alarm control panel. Large understairs storage cupboard, full height cloaks cupboard with cat5 wiring and electrical power points. Wiring exists in the property for security camera's to be connected to the corner and the rear of the property with your own personal system control panel located inside here.

FITTED CLOAKROOM

With low flush w.c. vanity wash hand basin, UPVC double glazed window, single panel central heating radiator.

LOUNGE (FRONT)

16'3 x 12'2 (4.95m x 3.71m)

UPVC double glazed bay window, further UPVC double glazed picture window. Twin panel central heating radiator, centre light point and spotlights.

STUNNING FULL WIDTH BREAKFAST KITCHEN/FAMILY ROOM

22'10 x 16'9 in total (6.96m x 5.11m in total)

Having expensive brand new range of kitchen units comprising of a twin bowl sink unit with mixer taps, double door single door, 3 pan drawer unit all with expensive work surface above. Built in integrated fridge freezer and dishwasher, Neff 4 ring electric hob with expensive oven below and modern extractor fan over.

Laminated flooring, 2 UPVC double glazed windows plus bifold doors opening to outside. 2 Velux windows, spotlights and breakfast bar.

WALK IN UTILITY AREA

5'11 x 3'10 (1.80m x 1.17m)

Laminated flooring, Worcester wall mounted gas fired central heating boiler. Single door base unit, plumbing for automatic washing machine with large run of work surface over.

RETURN STAIRCASE TO FIRST FLOOR

LANDING

Loft access.

BEDROOM 1 (FRONT)

7'7" x 15'1 (2.31m x 4.60m)

UPVC double glazed window, twin panel central heating radiator, centre light point and spotlights.

MODERN EN-SUITE SHOWER ROOM

8'5 x 2'11 (2.57m x 0.89m)

Tiled shower cubicle with modern double headed shower unit.

Vanity wash hand basin, with single door base unit below and illuminated mirror over. Low flush w.c. ceramic tiled floor, spotlights.

BEDROOM 2 (REAR)

14'9 x 7'10 max (4.50m x 2.39m max)

UPVC double glazed window, twin panel central heating radiator and spotlights.

BEDROOM 3 (REAR)

11'1 x 7'4 (3.38m x 2.24m)

2 UPVC double glazed windows, single panel central heating radiator, spotlights.

BEDROOM 4 (FRONT)

10'5 x 9'4 (3.18m x 2.84m)

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

MODERN HALF TILED BATHROOM

10'3 x 4'8 (3.12m x 1.42m)

Panelled in bath with tiled splashback and double headed modern shower fitment. Vanity wash hand basin with double door unit below, low flush w.c. UPVC double glazed window, heated towel rail, spotlights.

OUTSIDE

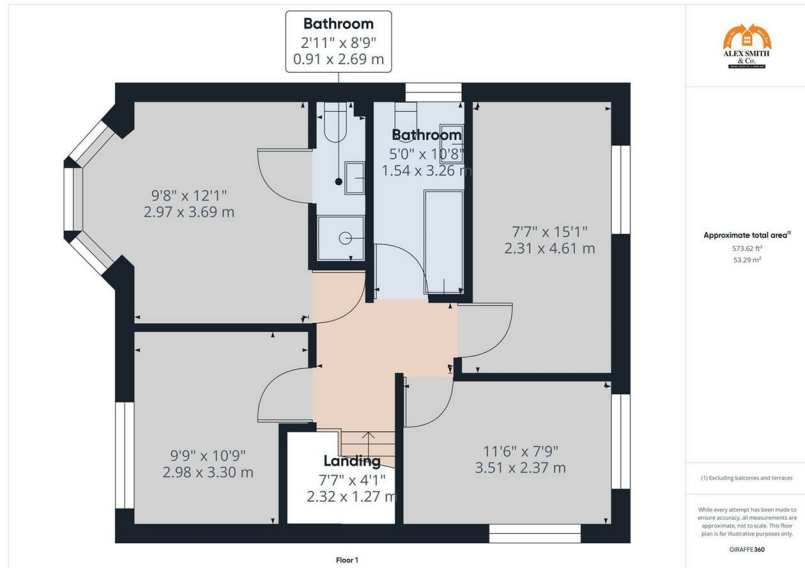
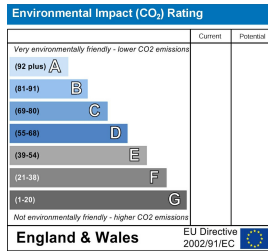
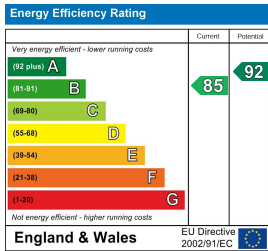
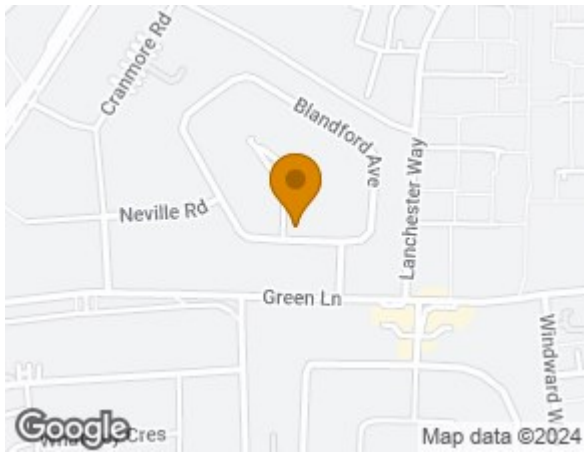
Separate tradesman's side entrance.

Paved patio.

Lawned rear garden with fenced borders.

COUNCIL TAX BAND:

We are waiting for Solihull Council to advise of the Council Tax.



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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