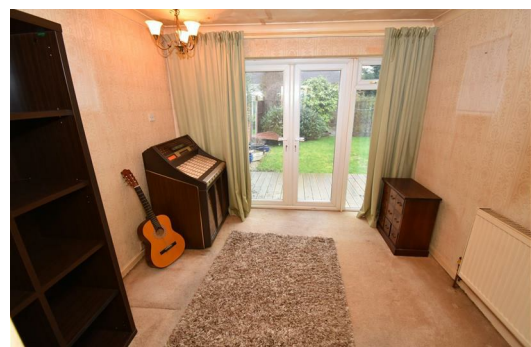




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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



36 Galloway Avenue, Hodge Hill, Birmingham B34 6JH

Price £269,950

An extended, freehold, 3 bedroom semi detached property benefiting from an extended dining area, gas fired central heating, UPVC double glazing and a side garage.



Galloway Avenue can be accessed via Darley Avenue Hodge Hill.

The property stands back from the roadway behind a majority paved foregarden that provides off road parking space to the front as well as access to the side garage.

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

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

ARCHED RECESSED PORCH

RECEPTION HALL

Single panel central heating radiator.

THROUGH LOUNGE

23'9 into bay x 11'9 max 10'1 min (7.24m into bay x 3.58m max 3.07m min)

Marble Adams style fireplace with hearth and fitted coal effect gas fire, 2 twin panel central heating radiators, UPVC double glazed bay window.

EXTENDED DINING ROOM

9'6 x 9'1 (2.90m x 2.77m)

Twin panel central heating radiator, UPVC double glazed window.

KITCHEN (REAR)

10'4 x 6'2 (3.15m x 1.88m)

Single drainer stainless steel sink unit with mixer taps, two double door and two double door base units with rounded edge work surface over. Single door display units, 3 single door wall units, 4 ring gas hob with eye level double oven, UPVC double glazed window, full height pantry.

UTILITY AREA

6'6 x 6'1 (1.98m x 1.85m)

Plumbing for automatic washing machine.

ON THE FIRST FLOOR

BEDROOM 1 (FRONT)

13' into bay x 10'5 (3.96m into bay x 3.18m)

2 double door built in wardrobes with bonnet cupboards over. Built in cupboards to bay. UPVC double glazed bay window, single panel central heating radiator.

BEDROOM 2 (REAR)

10'6 x 11'4 (3.20m x 3.45m)

Single panel central heating radiator, UPVC double glazed window, 2 double door built in wardrobes.

BEDROOM 3 (FRONT)

8'1 x 6'2 (2.46m x 1.88m)

UPVC double glazed window, single panel central heating radiator, double door built in wardrobe housing the gas fired central heating boiler.

TILED BATHROOM

5'5 x 5'2 (1.65m x 1.57m)

Panelled in bath with handrails and shower attachment over. Pedestal wash hand basin, low flush w.c. UPVC double glazed window.

OUTSIDE

SIDE GARAGE

18'4 x 6'6 (5.59m x 1.98m)

Double door entrance.

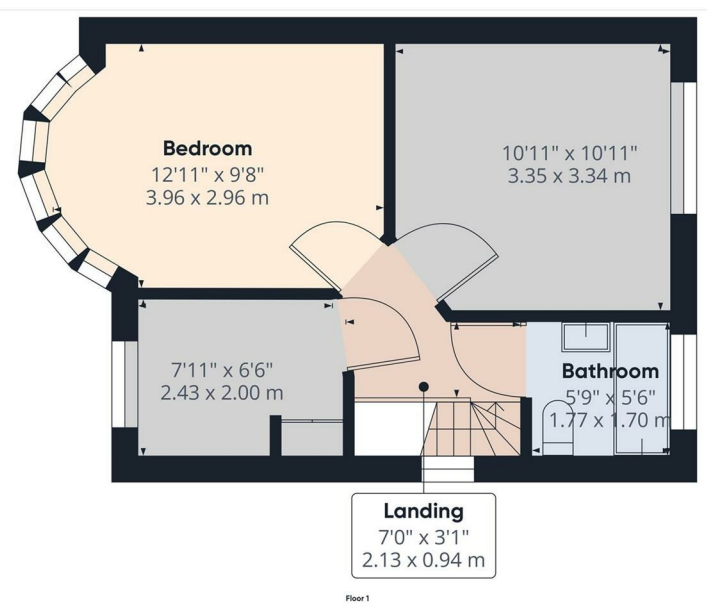
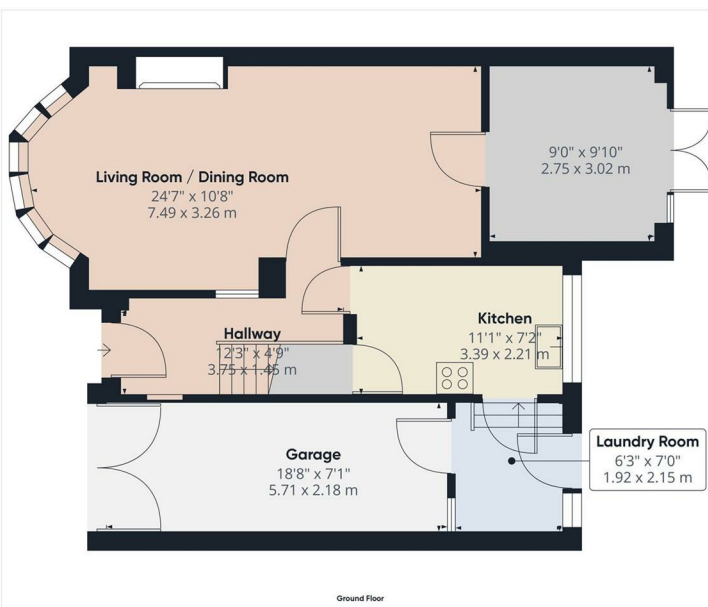
REAR GARDEN

Rear decking, lawned rear garden, paved rear patio.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,693.98 Year 2023/24.





ALEX SMITH & Co.

Approximate total area:
359.49 ft²
33.4 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	46	
(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