



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

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## **21 Maryland Avenue, Hodge Hill, Birmingham B34 6EG**

### **Price £310,000**

**NO CHAIN MUST BE VIEWED ...** An extended, freehold 3/4 bedroom semi detached house with large extended conservatory and an additional extended 4th bedroom / summer house (attached to the main dwelling).

Other benefits include gas fired central heating, UPVC double glazing and off road parking to the front.



Maryland Avenue is located off Hodge Hill Road which in turn leads off the main Stechford Road Hodge Hill.

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

In turn 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

#### INNER PORCH/RECEPTION HALL

UPVC double glazed double doors leading to

#### RECEPTION HALL

Single panel central heating radiator, understairs store.

#### DINING ROOM (FRONT)

12'6 into bay x 9'10 (3.81m into bay x 3.00m)

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

#### LOUNGE (REAR)

15' x 9'9 (4.57m x 2.97m)

Laminated flooring, single panel central heating radiator and wall mounted Electric Fire.

#### EXTENDED CONSERVATORY

17'3 min x 5'2 min (5.26m min x 1.57m min)

Single panel central heating radiator, range of UPVC double glazed windows and double doors to outside, spotlights.

#### KITCHEN (REAR)

8'9 x 8'4 (2.67m x 2.54m)

Single drainer stainless steel sink unit with mixer taps, corner double door, 3 single door and a 3 drawer base unit with rounded edge work surface over. 3 double door, corner double door, 2 single door wall units. Four ring gas hob with double oven below, plumbing for automatic washing machine, single panel central heating radiator, UPVC double glazed window.

#### OFF KITCHEN

#### SIDE PASSAGEWAY

Having access to the side Utility area (front)

The extended Conservatory (rear)

Separate ground floor cloakroom and extended Bedroom 4/Summer House (rear)

1 single panel radiator

#### SEPARATE CLOAKROOM

Low flush w.c pedestal wash hand basin, double door wall unit.

#### SIDE UTILITY AREA

14'1 x 5'9 (4.29m x 1.75m)

Worcester wall mounted gas fired central heating boiler, UPVC double glazed door and window (front).

#### EXTENDED SUMMER HOUSE/BEDROOM 4 (REAR)

13'5 x 7'7 (4.09m x 2.31m)

UPVC double glazed window and double doors to outside. Two radiators 1 x single panel and 1 x double panel.

### ON THE FIRST FLOOR

#### LANDING

UPVC double glazed window. Loft access.

#### BEDROOM 1 (FRONT)

13'2 x 9'9 (4.01m x 2.97m)

UPVC double glazed window and 1 single panel radiator

#### BEDROOM 2 (REAR)

15'1 x 9'9 (4.60m x 2.97m)

UPVC double glazed rear bay window, single panel central heating radiator, mirror fronted 4 door sliding wardrobe

#### BEDROOM 3 (REAR)

9'1 x 8'5 (2.77m x 2.57m)

UPVC double glazed window, single panel central heating radiator.

#### SHOWER ROOM (FRONT)

7'5 x 5'1 (2.26m x 1.55m)

Modern double shower cubicle, vanity wash hand basin with double door unit below, low flush w.c. single panel central heating radiator, UPVC double glazed window and spotlights.

#### OUTSIDE

Large block paved patio area leading to lawned rear garden with timber store at rear.

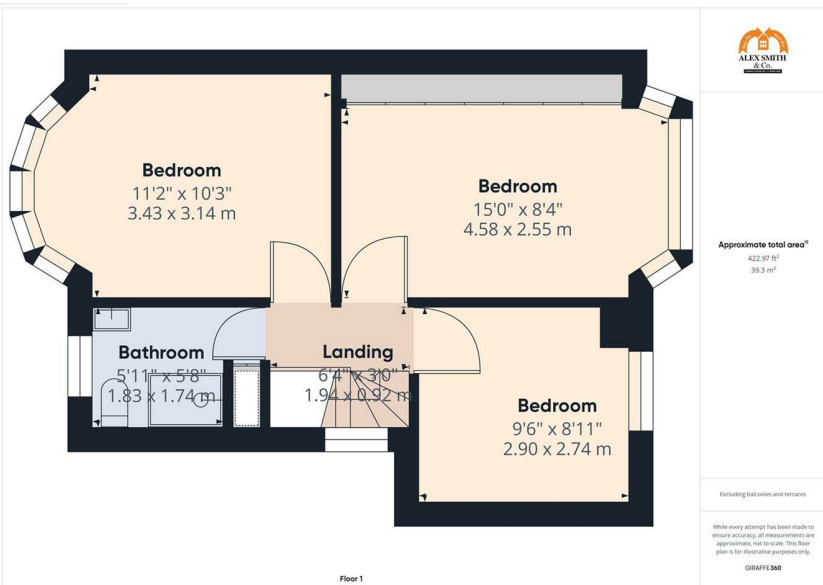
#### COUNCIL TAX BAND:

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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.

