



84 Madison Avenue, Hodge Hill, Birmingham B36 8EQ

Price £515,000

A much improved and greatly extended, freehold, 6 bedroom semi detached family residence.

Being fully modernised and refurbished throughout.

The property enjoys the benefit of substantial extensions to the ground and first floor, together with an outstanding loft conversion.

Other benefits include the installation of gas fired central heating, UPVC double glazing, with the property having showers/bathrooms on each floor.



Madison Avenue is located in between Brockhurst Road and Ventnor Avenue which in turn leads between Bromford Road and Coleshill Road Hodge Hill.

The property stands well back from the roadway, behind a substantial foregarden/vehicular driveway approach that provides off road parking space to the front.

The property is built of traditional 2 storey brick construction and is surmounted by a replacement pitched tiled roof with substantial loft conversion.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES:

ON THE GROUND FLOOR

PORCH ENTRANCE

With UPVC full height windows and single door access.

Hardwood front door leading to

RECEPTION HALL

Single panel central heating radiator, staircase off.

DOUBLE DOORS LEADING TO

CONVERTED DINING ROOM (FRONT)

11' x 8'7 (3.35m x 2.62m)

Formerly the side garage now converted into a fusesful reception room benefitng from a UPVC double glazed bow window and single panel central heating radiator.

GROUND FLOOR SHOWER ROOM

8'10 x 3'9 (2.69m x 1.14m)

Fully tiled with large double shower cubicle, vanity wash hand basin with double door unit below, low flush w.c.

SITTING ROOM (FRONT)

16'1 into bay x 10'9 (4.90m into bay x 3.28m)

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

EXTENDED LOUNGE (REAR)

23'10 x 13'2 (7.26m x 4.01m)

2 single panel central heating radiators. Marble hearth and fireplace with fitted gas fire. Double glazed windows and double doors leading to outside.

EXTENDED AND FULLY FITTED BREAKFAST KITCHEN

21'2 x 12'11 (6.45m x 3.94m)

Laminated flooring. An extensive range of expensively fitted kitchen wall, base and display units with rounded edge work surface over. Integrated and concealed wall unit, housing the wall mounted gas fired central heating boiler. Gas cooker point for range, UPVC double glazed door and window, twin panel central heating radiator.

Full height pantry housing a second gas fired central heating boiler.

ON THE FIRST FLOOR

INTERNALLY EXTENDED LANDING INCORPORATING THE FORM

Single panel central heating radiator, UPVC double glazed window. Staircase leading to loft conversion.

BEDROOM 1 (FRONT)

16'10 into bay x 10'11 (5.13m into bay x 3.33m)

UPVC double glazed bay window, 2 single panel central heating radiators. 2 double door built in wardrobes.

BEDROOM 2 (REAR)

14'1 x 10'11 (4.29m x 3.33m)

UPVC double glazed window, single panel central heating radiator, 2 double door built in wardrobes with 3 double door bonnet cupboards over.

EXTENDED BEDROOM 3 (FRONT)

9'8 x 9'4 (2.95m x 2.84m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 4 (REAR)

9'9 x 7'1 (2.97m x 2.16m)

The former original bathroom with UPVC double glazed window and single panel central heating radiator.

EXTENDED BATHROOM

13'2 x 4'7 (4.01m x 1.40m)

Full height tiling, corner bath with jacuzzi fittings, vanity wash hand basin with storage unit below, low flush w.c. heated towel rail, UPVC double glazed window.

ON THE SECOND FLOOR**LANDING****BEDROOM 5 (THROUGH)**

17'4 x 10'11 (5.28m x 3.33m)

UPVC double glazed window, Velux window, single panel central heating radiator, additional access to loft storage.

BEDROOM 6 (REAR)

10'1 x 9'8 (3.07m x 2.95m)

UPVC double glazed window, single panel central heating radiator.

BATHROOM

6'10 x 6'9 (2.08m x 2.06m)

Tiled double shower cubicle with modern shower fitment, pedestal wash hand basin, low flush w.c. Velux window, heated towel rail.

OUTSIDE

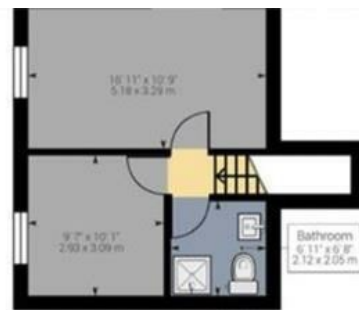
Full width patio area.

Well maintained lawned rear garden, timber garden store.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band D Council Tax Payable Per Annum £1,660.31 Year 2020/21





2nd Floor



Ground Floor



1st Floor

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	82
(69-80) C	
(55-68) D	66
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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