



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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175a Maryland Avenue, Hodge Hill, Birmingham B34 6EA

£329,950

A much extended and improved, freehold, 5 bedroom end townhouse.

The property benefits from not only a substantial full width single storey extension across the ground floor providing an enlarged rear lounge and breakfast kitchen and a substantial loft conversion that provided 2 further bedrooms and shower room.

Other benefits include the installation of gas fired central heating, UPVC double glazing with off road parking space to the front and a single car garage at rear.



Maryland Avenue is situated 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 paved foregarden/vehicular driveway that provides multi car 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.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

EXTENDED BRICK BUILT PORCH ENTRANCE

Laminated flooring, composite front door. UPVC double glazed windows.

UPVC front door leading to

RECEPTION HALL

Laminated flooring.

TILED SHOWER ROOM

With ceramic tiles to the floor and walls. Shower cubicle with modern shower fitment, vanity wash hand basin with double door base unit below. Low flush w.c. heated towel rail, UPVC double glazed window.

LOUNGE (FRONT)

12'6 x 11'3 (3.81m x 3.43m)

UPVC double glazed bow window, modern gas central heating radiator.

EXTENDED LOUNGE (REAR)

21'6 x 10'11 (6.55m x 3.33m)

Laminated flooring, 2 modern central heating radiators, UPVC double glazed windows and double doors to outside.

EXTENDED AND REFITTED KITCHEN (REAR)

24'5 x 8'9 (7.44m x 2.67m)

Ceramic tiled flooring and partial wall tiling. Single drainer sink unit with mixer taps. Double door, corner double door and 3 single door base units, 3 large double door pan drawers with rounded edge work surface over. 3 double door wall units, gas cooker point for range, UPVC double glazed door and window. Large central heating radiator.

Full height pantry and understairs store.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 (FRONT)

13'1 x 10'7 (3.99m x 3.23m)

UPVC double glazed windows, single panel central heating radiator.

BEDROOM 2 (REAR)

10'6 x 9'5 (3.20m x 2.87m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 3 (FRONT)

7'1 x 5'11 (2.16m x 1.80m)

UPVC double glazed window, single panel central heating radiator.

BATHROOM

6'10 x 5'1 (2.08m x 1.55m)

Tiled walls and floor. Panelled in bath with shower attachment, vanity wash hand basin, low flush w.c. heated towel rail, spotlights.

STAIRCASE LEADING TO LOFT EXTENSION

LANDING

With Velux window.

BEDROOM 4 (REAR)

12'2 x 9'10 (3.71m x 3.00m)

UPVC double glazed window, single panel central heating radiator.

OFF IS A TILED EN-SUITE SHOWER ROOM

5'10 x 3'9 (1.78m x 1.14m)

Tiled shower cubicle with double headed shower fitment, vanity wash hand basin, low flush w.c. UPVC double glazed window.

BEDROOM 5 (FRONT)

14'3 x 6'1 (4.34m x 1.85m)

Velux window, single panel central heating radiator, spotlights.

OUTSIDE

Paved terrace.

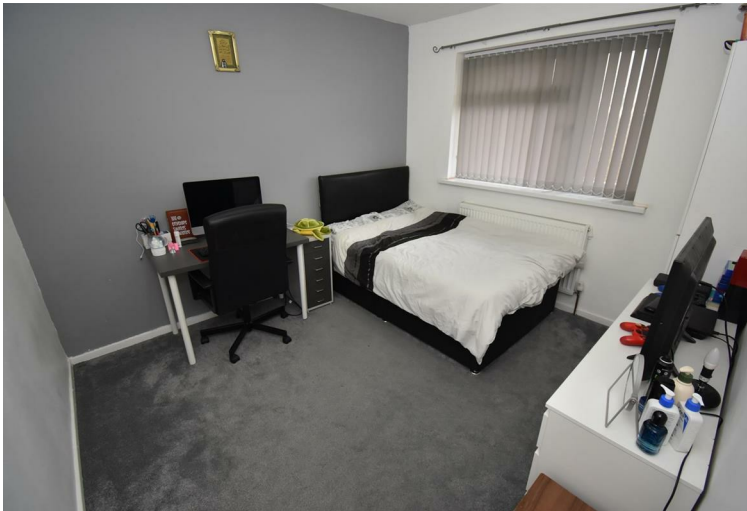
Lawned rear garden.

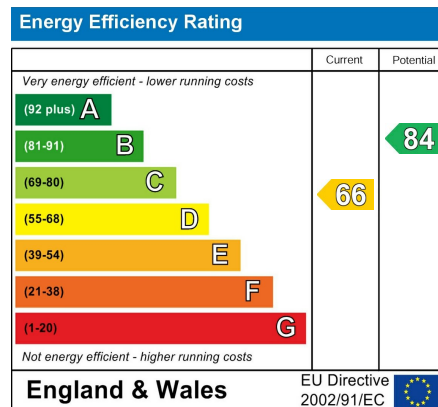
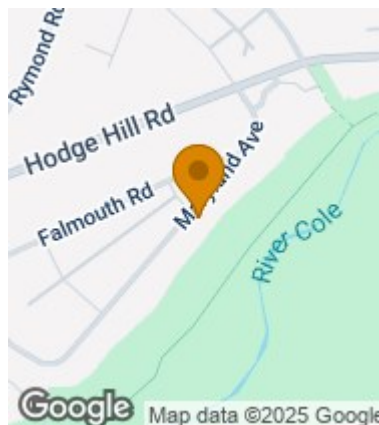
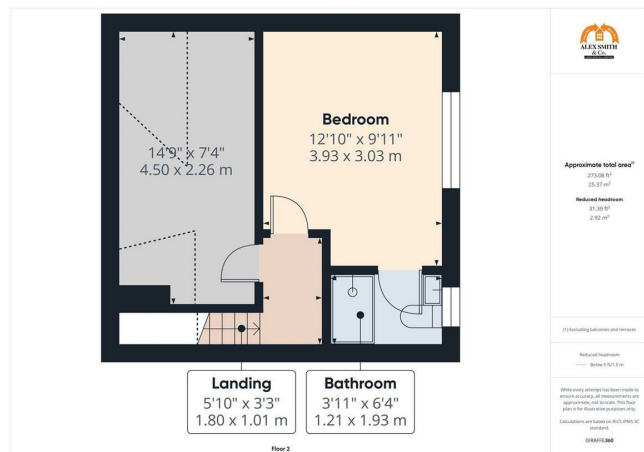
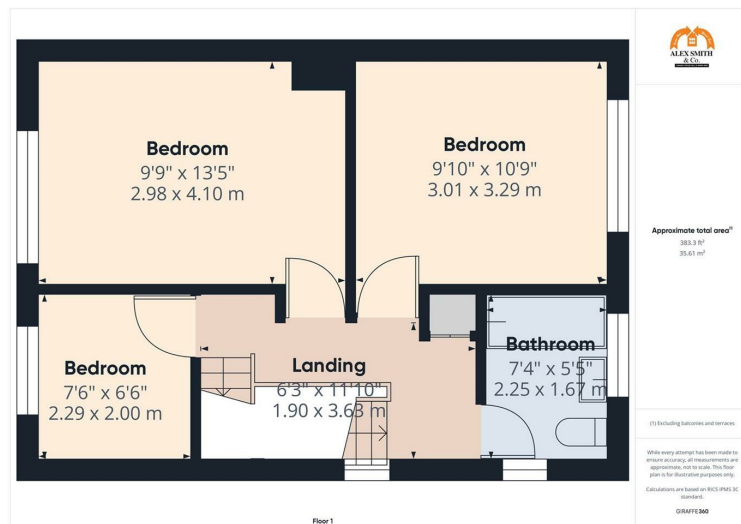
SINGLE CAR BRICK BUILT GARAGE AT REAR

With separate driveway at rear (presently overgrown).

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,620.70 Year 2024/25.





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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