



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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65 Maryland Avenue, Hodge Hill, Birmingham B34 6EE
Price £249,995

REDUCED BY £40,000 An extended, freehold detached property with open plan accommodation including an extended conservatory, gas fired central heating, UPVC double glazing and off road parking to the front.

NO UPWARD CHAIN



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

This Property falls into Council Tax Band Council Tax Payable Per Annum £ Year 2024/25

The property stands back from the roadway behind a full width block paved vehicular driveway that provides multi car parking space to the front.

In turn the detached 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

PORCH ENTRANCE WITH UPVC DOUBLE GLAZED DOOR AND WI

COMPOSITE FRONT DOOR LEADING TO

RECEPTION HALL

Vaillant gas fired central heating boiler. UPVC double glazed window, twin panel central heating radiator, staircase off.

OPEN PLAN LOUNGE AND KITCHEN COMPRISING

KITCHEN AREA and LOUNGE AREA

10'8 x 5' - 26'5 x 9'7 (3.25m x 1.52m - 8.05m x 2.92m)

Laminated flooring, twin bowl sink unit with mixer taps, 2 single door base units, 3 drawer base unit, 3 single door wall units central island with double door base unit and breakfast bar seating. 2 single panel central heating radiators, UPVC bay window, UPVC double glazed sliding doors leading to

EXTENDED CONSERVATORY

10'2 x 9'2 (3.10m x 2.79m)

UPVC double glazed door and windows.

ON THE FIRST FLOOR

LANDING

UPVC double glazed window, large loft access.

BEDROOM 1 (FRONT)

14'4 x 9'7 (4.37m x 2.92m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 2 (REAR)

12'3 x 9'7 (3.73m x 2.92m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 3 (FRONT)

7'3 x 5'3 (2.21m x 1.60m)

UPVC double glazed window, single panel central heating radiator.

BATHROOM

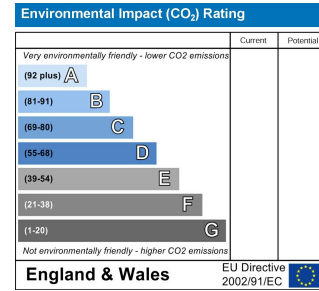
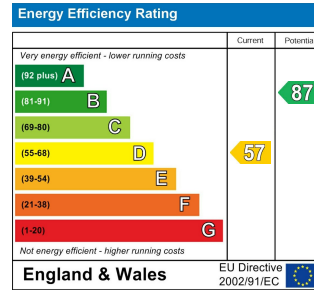
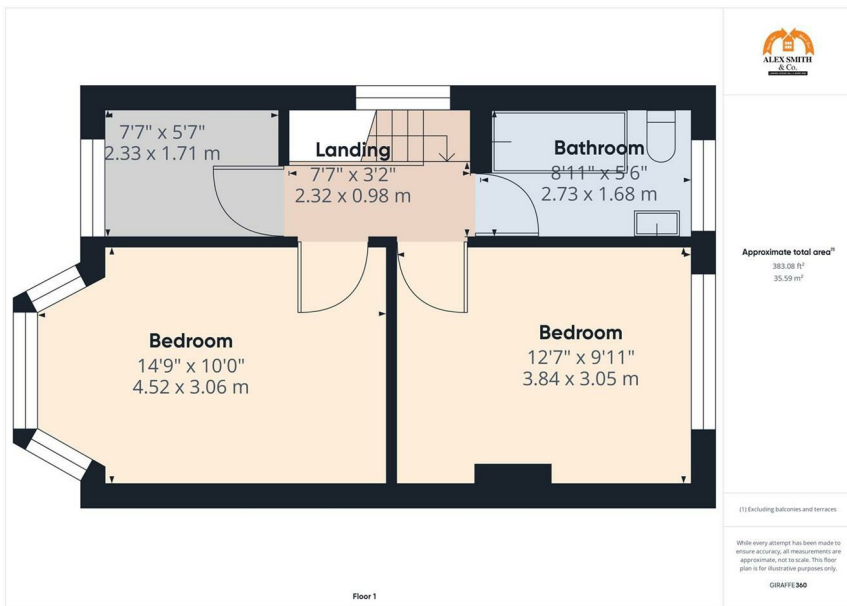
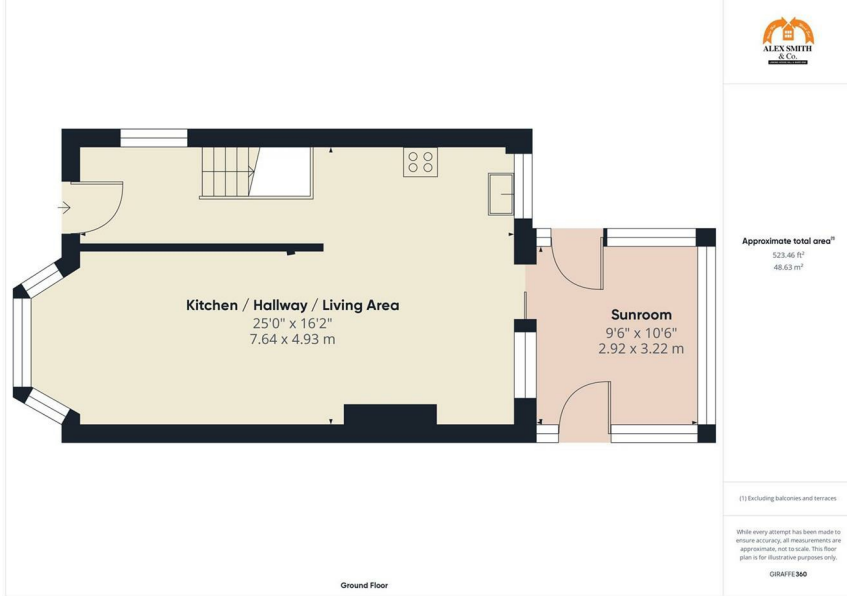
8'9 x 5'1 (2.67m x 1.55m)

Ceramic tiled floor, panelled in bath, modern tiled splash back with Gainsborough shower over. Vanity wash hand basin with storage units below, low flush w.c twin panel central heating radiator, UPVC double glazed window.

OUTSIDE

Rear garden and garage at rear.

COUNCIL TAX BAND:



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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