



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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37 Douglas Avenue, Hodge Hill, Birmingham B36 8EN

Price £390,000

A very well maintained and much improved, freehold, 3 bedroom semi detached family residence located in a quiet cul de sac benefiting from the installation of gas fired central heating, UPVC double glazing and side garage.

The property also has a large lawned rear garden with an 8m x 4m concrete base already laid at the rear of the garden ideal for a full width outhouse to be erected.



Douglas Avenue is located off Sandhurst Avenue, which in turn can be accessed from either Brockhurst Road or Ventnor Avenue Hodge Hill.

The property stands well back from the roadway behind a full width paved foregarden/vehicular driveway that provides off road parking for multiple vehicles, 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 bay to the front elevation.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES ON THE GROUND FLOOR

PORCH ENTRANCE

With UPVC double doors and windows.

COMPOSITE FRONT DOOR LEADING TO

RECEPTION HALL

Laminated flooring, single panel central heating radiator.

FITTED CLOAKROOM

Low flush w.c. Vanity wash hand basin with double door unit below. Single panel central heating radiator, aluminium framed double glazed window.

MODERN SITTING ROOM (FRONT)

15'11 x 10'11 (4.85m x 3.33m)

Laminated flooring, expensive marble feature fireplace with hearth and surround, fitted coal effect gas fire. Twin panel central heating radiator, UPVC double glazed bay window.

MOST ATTRACTIVE LOUNGE (REAR)

14'2 x 10'10 (4.32m x 3.30m)

Laminated flooring, Adams style feature fireplace with marble hearth and inset. Fitted coal effect gas fire. 2 double door built in storage units, UPVC double glazed double doors and additional windows to outside. Twin panel central heating radiator.

KITCHEN

7'2 x 10'9 (2.18m x 3.28m)

Single drainer stainless steel sink unit with mixer taps, together with an extensive range of fitted built in wall and base units, including an integrated and concealed dishwasher. Modern 4 ring gas hob with oven below and stainless steel chimney over. Central heating radiator, large pantry area. UPVC double glazed window, access to side garage/utility.

ON THE FIRST FLOOR

LANDING

UPVC double glazed window.

BEDROOM 1 (FRONT)

16'5 into bay x 10'11 (5.00m into bay x 3.33m)

UPVC double glazed bay window, twin panel central heating radiator, 3 door and 2 door built in wardrobe.

BEDROOM 2 (REAR)

14'3 x 10'10 (4.34m x 3.30m)

Laminated flooring, UPVC double glazed windows, single panel central heating radiator, 2 double door built in wardrobes.

BEDROOM 3 (FRONT)

9'3 x 7'2 (2.82m x 2.18m)

Laminated flooring, UPVC double glazed window, single panel central heating radiator, single door storage cupboard.

LUXURY SHOWER ROOM

9'8 x 7'1 (2.95m x 2.16m)

Ceramic tiled floor, large walk in shower cubicle with multi head shower over. Vanity wash hand basin with storage unit below, low flush w.c. UPVC double glazed window, heated towel rail.

FULL LENGTH SIDE GARAGE/UTILITY AREA

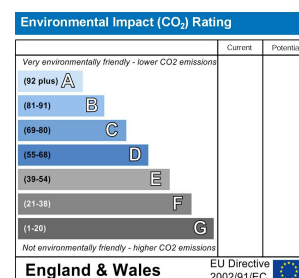
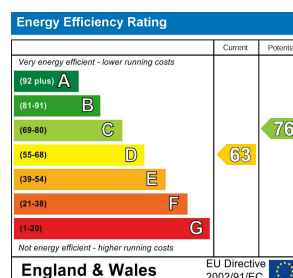
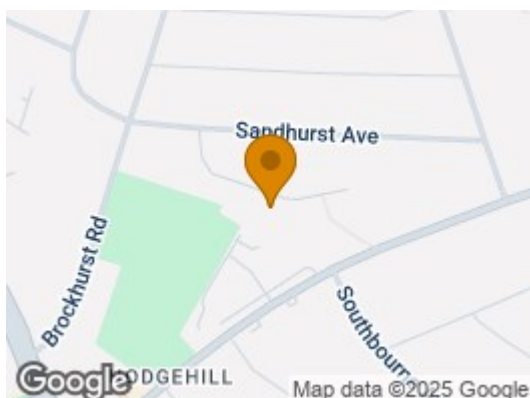
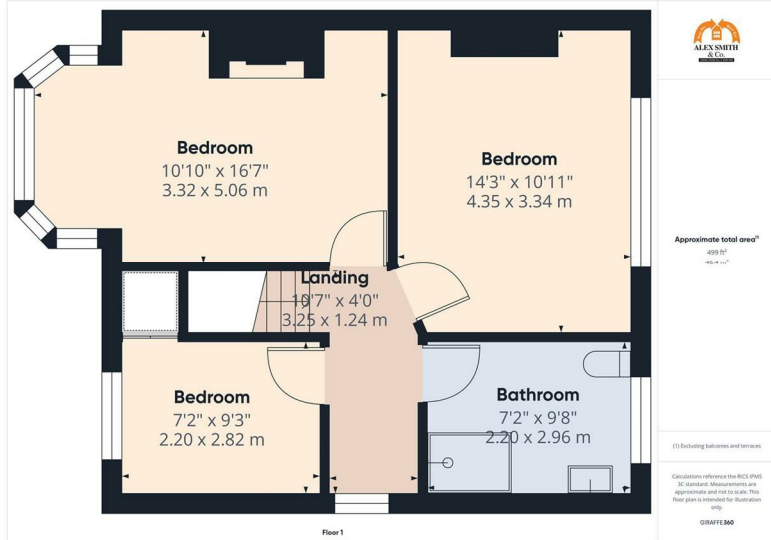
OUTSIDE

Rear decking, outstanding large lawned rear garden with attractive borders.

To the rear of the garden is an 8m x 4m concrete slab ideal for erecting a full width garden room/store.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band D Council Tax Payable Per Annum £2,237.00 Year 2025/26.



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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