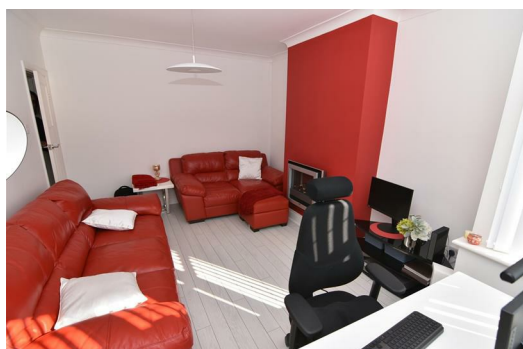




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

**HODGE HILL**  
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## 47 Madison Avenue, Hodge Hill, Birmingham B36 8EQ

### Price £379,950

REDUCED BY £20,000 ... An extended and well maintained, freehold, 3 bed semi detached family residence benefiting from with extended conservatory, extended kitchen, extended utility together with gas central heating, UPVC double glazing and side garage. Off road parking to the front.



Madison Avenue is located in between Brockhurst Road and Ventnor Avenue, which in turn is situated in between Bromford Road and the main Coleshill 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 to the front and access to a 9 foot wide internally extended garage.

The property is built of traditional two storey brick construction and is surmounted by a replacement pitched tiled roof.

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON. THE GROUND FLOOR

#### PORCH ENTRANCE

With UPVC double glazed door and windows. Ceramic tiled floor, single light point.

#### RECEPTION HALL

Ceramic tiled floor, single panel central heating radiator, staircase off.

#### LOUNGE (FRONT)

16'3 into bay x 11' (4.95m into bay x 3.35m)

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

#### LOUNGE (REAR)

14'2 x 11'9 (4.32m x 3.58m)

Laminated flooring, single panel central heating radiator, Adams style fireplace with coal effect gas fire. Centre and 2 single wall light points,

#### UPVC SLIDING PATIO DOORS LEADING TO

#### EXTENDED CONSERVATORY (REAR)

13'3 x 12' (4.04m x 3.66m)

Laminated flooring, brick built walls with UPVC double glazed windows and double doors to outside. Large twin panel central heating radiator.

#### EXTENDED KITCHEN (REAR)

17'10 x 7'2 (5.44m x 2.18m)

With an expensive range of Magnet fitted kitchen units comprising :

Single drainer twin bowl sink unit with mixer taps, 3 double door, 3 single door, 2 pan drawer and one 3 drawer base unit all with rounded edge work surface over. 3 double door and 3 single door wall units, gas cooker point for Range, 2 UPVC double glazed windows, single panel central heating radiator, ceramic tiled floor.

#### EXTENDED UTILITY

12'4 x 5'1 (3.76m x 1.55m)

Matching ceramic tiled floor, plumbing for automatic washing machine, single panel central heating radiator, wall mounted Worcester gas fired central heating boiler. UPVC door to outside.

#### ACCESS TO GROUND FLOOR CLOAKROOM

6'5 x 5'1 (1.96m x 1.55m)

Ceramic tiled floor, built in vanity wash hand basin with low flush w.c. and bidet. Single panel central heating radiator.

### ON THE FIRST FLOOR

#### LANDING

Large loft access to majority boarded loft.

#### BEDROOM 1 (FRONT)

16'3 x 11' (4.95m x 3.35m)

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

#### BEDROOM 2 (REAR)

14'2 x 10'11 (4.32m x 3.33m)

UPVC double glazed window, single panel central heating radiator.

#### BEDROOM 3 (FRONT)

8'10" x 6'7" (2.71 x 2.01)

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

#### BATHROOM

9'4" x 6'8" (2.87m x 2.05)

Ceramic tiled floor, large corner bath with shower attachment. Separate shower cubicle with modern shower fitting, pedestal wash hand basin, low flush w.c. Tall central heating radiator. UPVC double glazed window, spotlights.

#### FULL HEIGHT SEPARATE STORE LOCATED OFF THE LANDING

This was formerly the separate toilet, with UPVC double glazed window.

#### SIDE GARAGE

15'11 x 9' (4.85m x 2.74m)

Being internally extended to create a wider room with metal up and over door, central heating radiator and plumbing for automatic washing machine.

#### OUTSIDE

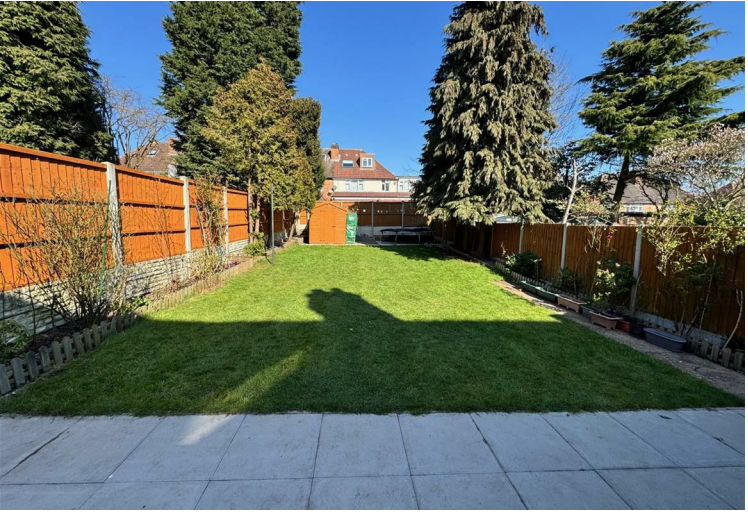
Most attractive full width paved patio.

Lawned rear garden with mature and attractive borders and full height fencing. Timber garden store.

#### COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band D Council Tax Payable Per Annum £2,083.76 Year 2024/25.









### Energy Efficiency Rating

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



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