



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

**HODGE HILL**  
0121-784 6660  
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www.alex-smith.co.uk



## 96 Maryland Avenue, Hodge Hill, Birmingham B34 6EB

### Price £269,950

A much extended, much improved and well presented, freehold, 3 bedroom semi detached family residence benefitting from gas fired central heating, UPVC double glazing and off road parking space to the front. The property benefits from additional parking/garage space at rear.

The property also benefits from an open plan feature dining kitchen (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 pebbled foregarden/vehicular driveway that provides off road parking space for multiple vehicles.

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

#### UPVC FRONT DOOR ENTRANCE

#### RECEPTION HALL

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

#### SITTING ROOM (FRONT)

14'4 into bay x 9'11 (4.37m into bay x 3.02m)

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

#### FEATURE DINING KITCHEN (REAR)

16' max x 9'11 min x 12'7 (4.88m max x 3.02m min x 3.84m)

Single drainer twin bowl sink unit with mixer taps, double door and 2 single door base units. 3 drawer base unit all with rounded edge work surface over. Double door and 2 single door wall units, gas cooker point for Range, plumbing for automatic washing machine, large understairs pantry/store. UPVC double glazed door and windows, fitted coal effect gas fire with polished surround.

### ON THE FIRST FLOOR

#### LANDING

UPVC double glazed window, replacement internal doors to all rooms off.

#### BEDROOM 1 (FRONT)

14'8 into bay x 9'11 (4.47m into bay x 3.02m)

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

#### BEDROOM 2 (REAR)

12'2 x 9'11 (3.71m x 3.02m)

UPVC double glazed window, wall mounted gas fired central heating boiler, single panel central heating radiator, laminated flooring.

#### BEDROOM 3 (FRONT)

8'6 x 5'7 (2.59m x 1.70m)

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

#### MODERN TILED SHOWER ROOM

9' x 5'5 (2.74m x 1.65m)

Expensive ceramic tiled walls, shower cubicle, vanity wash hand basin, low flush w.c. heated towel rail, UPVC double glazed window.

### OUTSIDE

Separate tradesman's side entrance, paved patio with cold water tap and brick built store off.

### NEAT LARGE LAWNED REAR GARDEN

With large garden store and garage at rear with additional double gates for further parking space.

### COUNCIL TAX BAND:


This Property falls into Council Tax Band Council Tax Payable Per Annum £ Year 2025/26

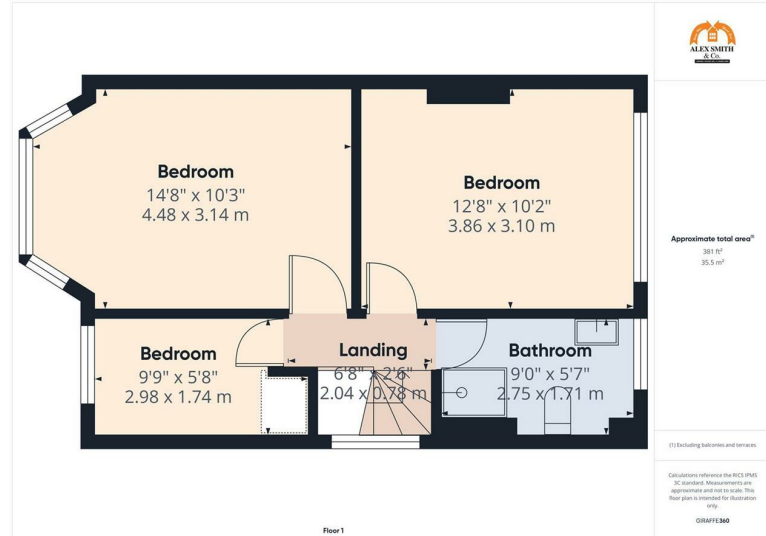






## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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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