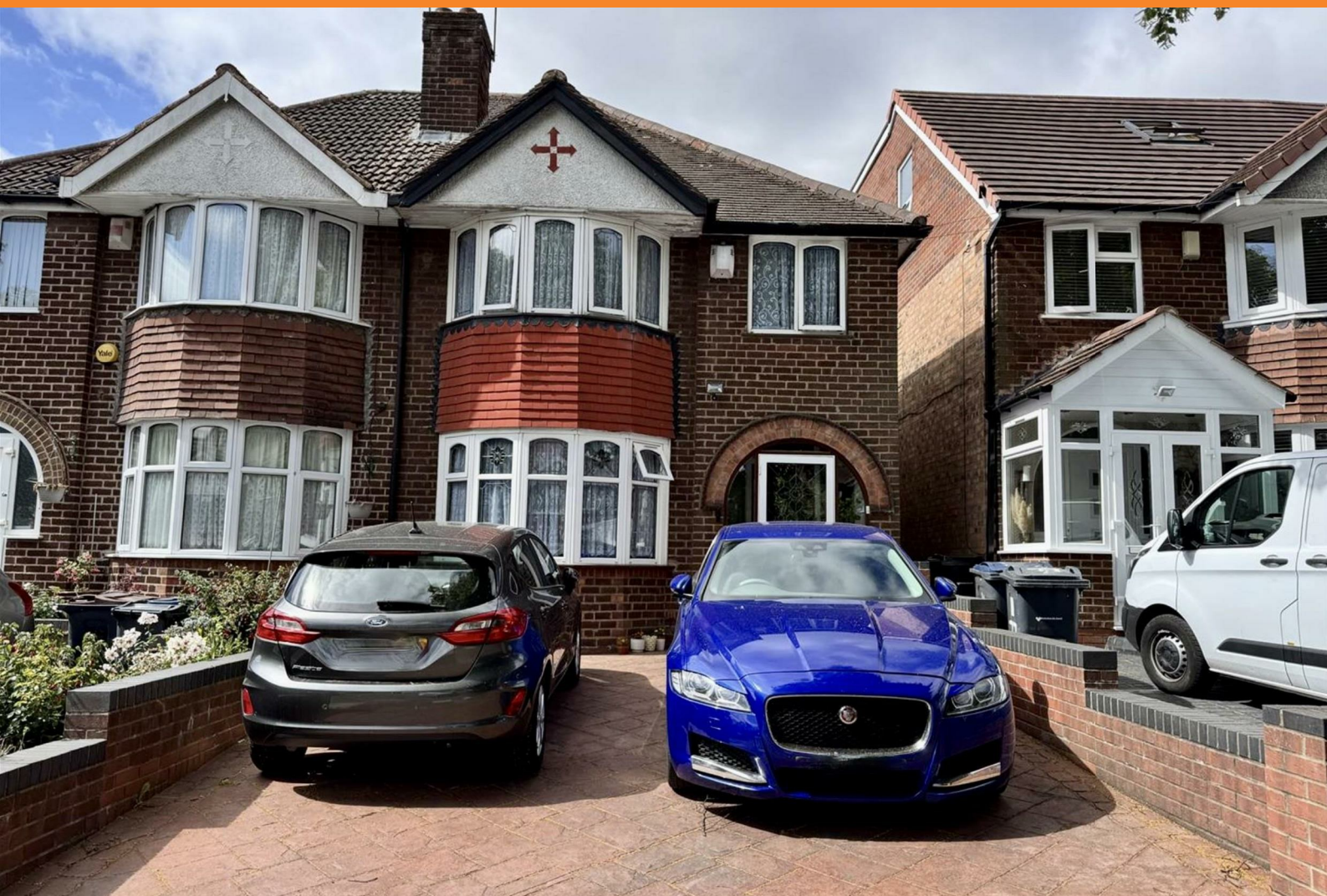




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

**HODGE HILL**  
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## 77 Beaufort Avenue, Hodge Hill, Birmingham B34 6AD

**Price £339,950**

An extended, freehold 3 bedroom semi with full width extension to the rear providing a large breakfast kitchen and ground floor shower room. Gas central heating, Upvc double glazing, off road parking to the front with garage at rear.

No Upward Chain.



Beaufort Ave is located in between the main Coleshill Road and Stechford Road, Hodge Hill.

The property is set back from the roadway behind a paved fore-garden / driveway and offers off road parking for two cars.

In turn the property is built of traditional, two storey brick construction and is surmounted by a pitched roof with full height bay to the front elevation. A full width single storey extension provides the enlarged accommodation.

### The accommodation comprises

#### On The Ground Floor

##### Porch Entrance

Double glazed door and windows. Laminated flooring.

##### Reception Hall

Laminated flooring, single panel central heating radiator and under stairs store.

##### Lounge (front)

15'5 into bay x 11'2 (4.70m into bay x 3.40m)

Double glazed bay window, single panel central heating radiator, - opening into

##### Sitting Room (rear)

14'10 x 11'2 (4.52m x 3.40m)

Single panel central heating radiator, double glazed sliding patio doors into the new extended breakfast kitchen.

##### Utility Area

9'11 x 6'5 (3.02m x 1.96m)

This area being the former kitchen, ceramic tiled floor, Upvc double glazed window, single panel central heating radiator, Ideal logic central heating boiler.

##### Extended Breakfast Kitchen (rear)

13'1 x 12'1 (3.99m x 3.68m)

Single drainer, single bowl sink unit with mixer taps. 2 Double door, 2 single door and a 4 drawer base unit with work surface over. Double door display unit, double door wall unit. 5 Ring gas hob with double over below and stainless steel extractor fan over. Large full height central heating radiator, Upvc door and window. Ceramic tiled floor

##### Lobby

Ceramic tiled floor. Access to both the extended shower room and to outside (side)

##### Extended Ground Floor Shower Room

5'8 x 5'4 (1.73m x 1.63m)

Shower cubicle, pedestal wash hand basin, low flush WC, Upvc double glazed window, single panel central heating radiator.

#### On The First Floor

##### Landing

Upvc double glazed window, loft access.

##### Bedroom 1 (front)

15'9 into bay x 11'1 (4.80m into bay x 3.38m)

Double glazed bay window, twin panel central heating radiator.

##### Bedroom 2 (rear)

12'3 x 11'1 (3.73m x 3.38m)

Upvc double glazed window, twin panel central heating radiator.

##### Bedroom 3 (front)

9'8 x 6'4 (2.95m x 1.93m)

Double glazed window, single panel central heating radiator.

##### Bathroom (rear)

6'4 x 6' (1.93m x 1.83m)

Ceramic tiled walls and floor. Panelled in bath with shower over, pedestal wash hand basin, single panel central heating radiator, double glazed window.

##### Separate Toilet

Low flush WC, Upvc double glazed window.

#### OUTSIDE

Full width paved patio with cold water tap

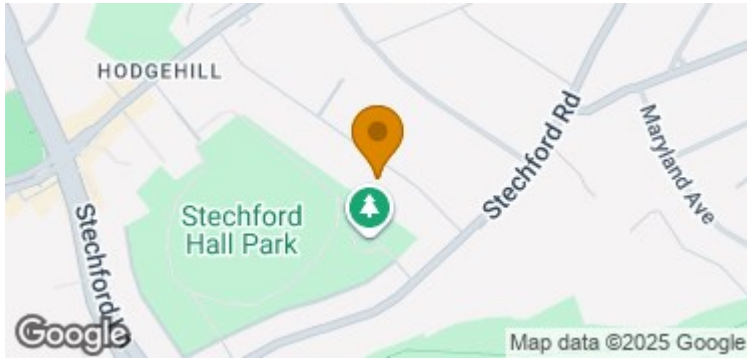
lawned Rear Garden

#### Garage at Rear

#### COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band, Council Tax C, Payable Per Annum £1988.44 Year 2025/26





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	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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