



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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5 Greystoke Avenue, Hodge Hill, Birmingham B36 8JJ

Asking price £289,950

An extended freehold, 3 bedroom semi detached family residence benefitting from an extended rear lounge, the installation of gas fired central heating, UPVC double glazing, wide side garage with off road parking to the front.



Greystoke Avenue is located off the main Bromford Road close to Schools for all ages located on Bromford Road.

Greystoke Avenue is a small cul-de-sac and the property in question is set back from the roadway behind a neat foregarden/enlarged driveway approach.

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

UPVC double glazed windows and double doors.

RECEPTION HALL

Single panel central heating radiator, laminated flooring.

OFF IS A FITTED CLOAKROOM

With low flush w.c. and wash hand basin.

DINING ROOM (FRONT)

13'7 into bay x 10'1 (4.14m into bay x 3.07m)

UPVC double glazed bay window, single panel central heating radiator, modern feature fireplace with hearth.

EXTENDED LOUNGE (REAR)

13'4 x 13'1 (4.06m x 3.99m)

Polished fire surround with tiled hearth and inset. Fitted coal effect gas fire, twin panel central heating radiator, UPVC double glazed window.

KITCHEN (REAR)

10'6 x 7'10 (3.20m x 2.39m)

Single drainer sink unit with mixer taps and double door base unit below. Further 3 single door base units with drawers and work surface over. Double door and 2 single door wall units, 4 ring gas hob with concealed extractor fan over and double oven below. Breakfast bar, UPVC double glazed window, full height pantry.

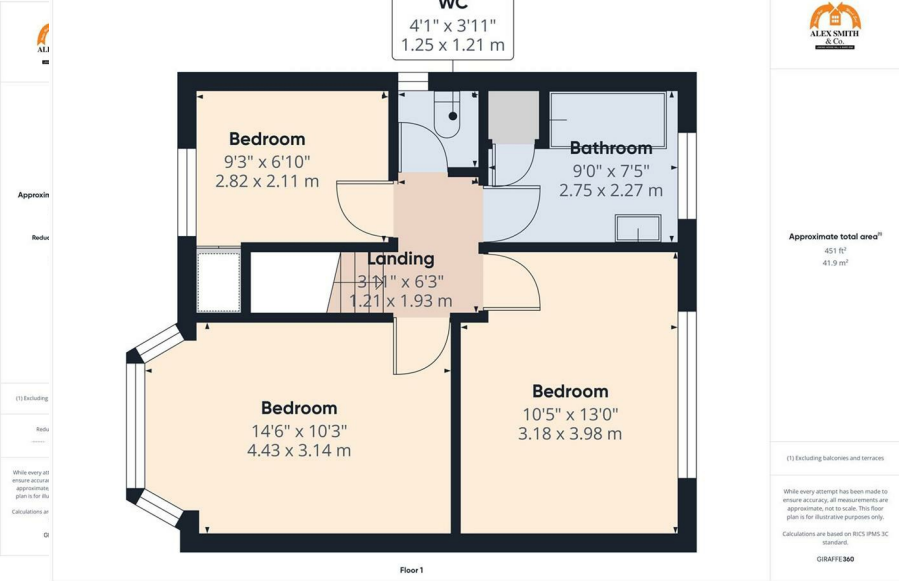
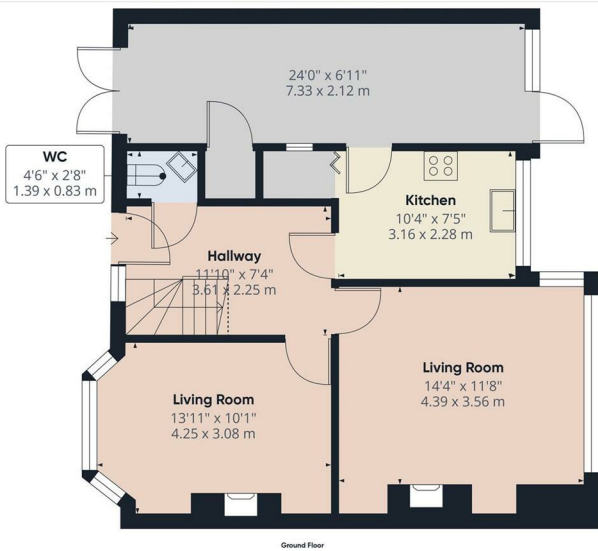
ON THE FIRST FLOOR

LANDING



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.