



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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96 Beaufort Avenue, Hodge Hill, Birmingham B34 6AE

Price £329,950

An outstanding, freehold 3 bedroom semi detached house with large, extended and fully fitted breakfast kitchen / family room. Other benefits include gas fired central heating, Upvc double glazing and garage at rear.



Beaufort Avenue is located in between Coleshill Road and Stechford Road, Hodge Hill.

The house is set back from the roadway behind a neat, lawned fore-garden with full length pathway approach.

In turn the house is built of traditional, two storey brick construction and is surmounted by a pitched tiled roof with full height bay to the front elevation.

The accommodation comprises

On The Ground Floor

Enclosed Porch Entrance

6'3" x 2'1" (1.92m x 0.66m)

Composite front door

Reception Hall

6'3" x 10'9" (1.91m x 3.29m)

2 Full height Upvc double glazed windows. Single panel central heating radiator, under stairs storage.

Attractive Lounge (front)

15'2 into bay x 10'9 (4.62m into bay x 3.28m)

Adam styled fire surround with marble hearth and inset, fitted coal effect gas fire, single panel central heating radiator and Upvc double glazed bay window.

Extended Breakfast Kitchen / Family Room

17'8" x 23'0" (5.41m x 7.02m)

Single drainer twin bowl sink unit with mixer taps. 6 double door, 3 single door and a corner double door base units with rounded edge work surface over. 4 double door, 3 single door and a corner double door wall unit. 3 Separate full height double door Lada units, a larger 4 door Lada unit. Central Island with further double door and single door base unit and breakfast bar seating area. 5 Ring gas hob with extractor fan over. Built in eye level oven, Room for American fridge freezer, 2 Ve-Lux windows, 2 full height Upvc double glazed windows with Upvc double glazed double doors to outside. Spot lights.

On The First Floor

Landing

6'2" x 6'5" (1.90m x 1.96m)

Upvc double glazed window, large loft access. All internal doors to the bedrooms have been recently replaced.

Bedroom 1 (front)

8'11" x 12'10" (2.72m x 3.91m)

Upvc double glazed bay window, single panel central heating radiator, mirror fronted double door wardrobe.

Bedroom 2 (rear)

9'4" x 12'4" (2.87m x 3.78m)

2 Double door built in fitted wardrobes, single panel central heating radiator and Upvc double glazed windows

Bedroom 3 (front)

6'4" x 7'6" (1.94m x 2.31m)

Upvc double glazed window, single panel central heating radiator, double door built in storage cupboard.

Modern Shower Room

6'2" x 8'10" (1.90m x 2.71m)

With ceramic wall tiling, large walk in shower with multi headed shower fitting, vanity wash hand basin with large drawers below. Built in low flush WC, 2 Upvc double glazed windows, heated towel rail.

OUTSIDE

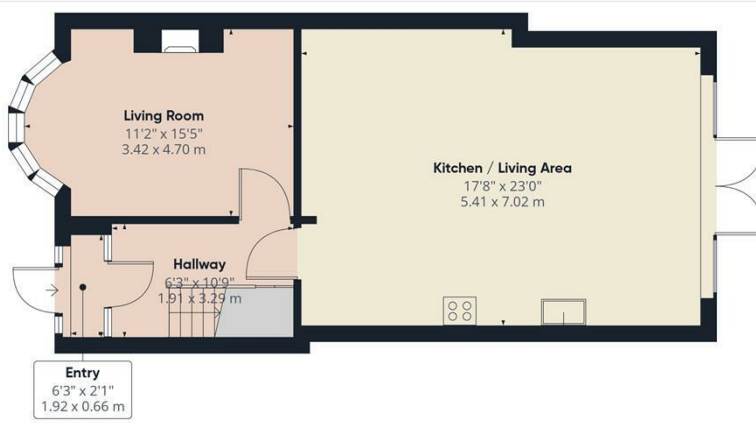
Separate Tradesmen Side Entrance

Full width paved patio with cold water tap leading on to a large lawned rear garden with attractive borders.

Double Garage at Rear

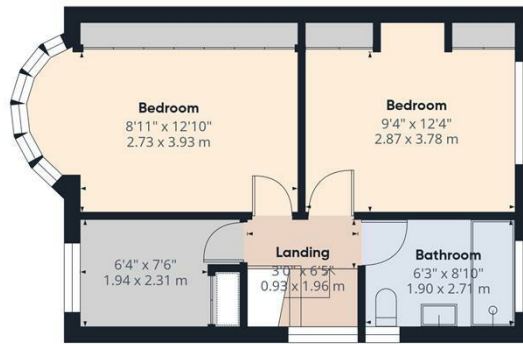
With additional car parking space at rear.





Ground Floor

Approximate total area[®]
1067 ft²
99.2 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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	71	77
	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.

