



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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33 Maryland Avenue, Hodge Hill, Birmingham B34 6EE

£285,000

An extended freehold, 3 (double) bedroomed semi detached family residence benefitting from an extended conservatory, the installation of gas fired central heating, UPVC double glazing and narrow side garage.

No upward chain.



Maryland Avenue is located off Hodge Hill Road, which in turn leads off the main Stechford Road Hodge Hill.

The property is set back from the roadway behind a block paved foregarden/vehicular driveway that provides car parking space to the front.

In turn 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.

PLEASE NOTE that this property is of the design that has the larger style third bedroom (9'6 x 8'10).

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

With UPVC double glazed windows and double doors.

RECEPTION HALL

UPVC front door and full height windows. Single panel central heating radiator, understairs store.

THROUGH LOUNGE

25'11 x 10'2 (7.90m x 3.10m)

Briquette feature fireplace with quarry tiled hearth and tv stand. 2 single panel central heating radiators, UPVC double glazed bay window, UPVC sliding patio doors leading to

EXTENDED CONSERVATORY (REAR)

12' x 11'6 (3.66m x 3.51m)

Ceramic tiled floor, brick built base, UPVC double glazed windows and doors to outside.

KITCHEN (REAR)

9'3 x 8'11 (2.82m x 2.72m)

Ceramic tiled floor. Single drainer twin bowl sink unit with mixer taps. 2 double door base units with rounded edge work surface over. Double door display unit, 3 single door wall units, 4 ring gas hob with oven below and extractor fan over. Plumbing for automatic washing machine, single panel central heating radiator, UPVC double glazed window.

ON THE FIRST FLOOR

LANDING

Loft access, UPVC double glazed window.

BEDROOM 1 (FRONT)

13'10 x 10'2 (4.22m x 3.10m)

UPVC double glazed bay window, single panel central heating radiator, 2 double door and further sliding double door built in wardrobe.

BEDROOM 2 (REAR)

13' x 10'2 (3.96m x 3.10m)

UPVC double glazed window, single panel central heating radiator, 2 double door built in wardrobes with a sliding double door storage cupboard.

BEDROOM 3 (REAR)

9'6 x 8'10 (2.90m x 2.69m)

UPVC double glazed window, single panel central heating radiator.

MODERN TILED SHOWER ROOM

8'3 x 5'6 (2.51m x 1.68m)

Ceramic tiling to the walls and floor, modern shower cubicle, pedestal wash hand basin, low flush w.c. UPVC double glazed window, single panel central heating radiator, airing cupboard housing the WORCESTER gas fired central heating boiler.

COVERED SIDE PASSAGEWAY (WITH ACCESS OFF THE KITCH

Separate full height store. Separate toilet.

Door leading to outside.

SIDE GARAGE

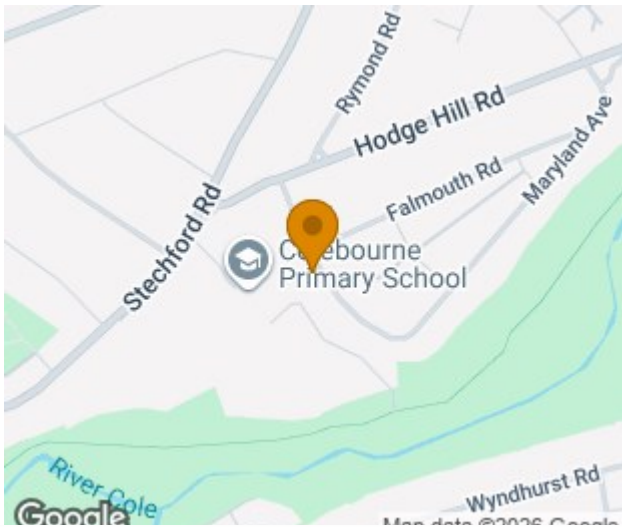
15'2 x 6'5 (4.62m x 1.96m)


Double door entrance, electric power and lighting.

OUTSIDE

Paved terrace, lawned rear garden with fenced borders.





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.