



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

**HODGE HILL**  
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**146 Maryland Avenue, Hodge Hill, Birmingham B34 6EB**  
**£260,000**

A well maintained, freehold 3 bedroom semi detached family residence benefiting from 2 receptions, a kitchen extension, the installation of gas fired central heating, UPVC double glazing and garden with garage at the rear.

NO 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 neat lawned foregarden with full length pathway approach.

In turn the property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof.

## **THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES**

### **ON THE GROUND FLOOR**

#### **PORCH ENTRANCE**

With UPVC double glazed door and windows.

#### **RECEPTION HALL**

Twin panel central heating radiator, UPVC double glazed window. Full height meter cupboard housing the WORCESTER gas fired central heating boiler.

#### **SITTING ROOM (FRONT)**

12'1 x 10'5 (3.68m x 3.18m)

UPVC double glazed window, twin panel central heating radiator.

#### **LOUNGE (REAR)**

12'4 x 10'5 (3.76m x 3.18m)

Marble feature fireplace with coal effect fire. Twin panel central heating radiator, UPVC double glazed window.

#### **EXTENDED KITCHEN (REAR)**

14'9 x 5'7 (4.50m x 1.70m)

Single drainer stainless steel sink unit with mixer taps. Double door and 2 single door base units. two 3 drawer base units all with work surface over. Double door display unit, gas cooker point, twin panel central heating radiator, UPVC double glazed window. Full height pantry.

### **ON THE FIRST FLOOR**

#### **LANDING**

UPVC double glazed window.

#### **BEDROOM 1 (FRONT)**

12'5 x 10'4 (3.78m x 3.15m)

UPVC double glazed window. Twin panel central heating radiator. 2 double door fitted sliding wardrobes.

#### **BEDROOM 2 (REAR)**

12'4 x 10'4 (3.76m x 3.15m)

UPVC double glazed window, twin panel central heating radiator. 2 double door fitted sliding wardrobes.

#### **BEDROOM 3 (FRONT)**

8'2 x 5'6 (2.49m x 1.68m)

Sliding 3 door wardrobe with bonnet cupboards over, additional 2 double door wall units, twin panel central heating radiator, UPVC double glazed window.

#### **TILED BATHROOM**

8'8 x 5'5 (2.64m x 1.65m)

Panelled in bath with shower attachment and handrails. Separate shower cubicle with shower fitment, pedestal wash hand basin, low flush w.c. heated towel rail, ceramic tiled floor and walls.

#### **SEPARATE TRADESMAN'S SIDE ENTRANCE**

UPVC door to the front.

#### **ENTERING A COVERED SIDE PASSAGEWAY**

With further UPVC door at rear leading to the outside and rear garden and also to Utility ar

#### **UTILITY AREA**

7'8 x 5'8 (2.34m x 1.73m)

Vanity wash hand basin with single door base unit below, low flush w.c. Plumbing for automatic washing machine. Additional work surface and storage, UPVC double glazed window.

#### **OUTSIDE**

Paved rear garden with cold water tap.

Separate tradesman's rear entrance.

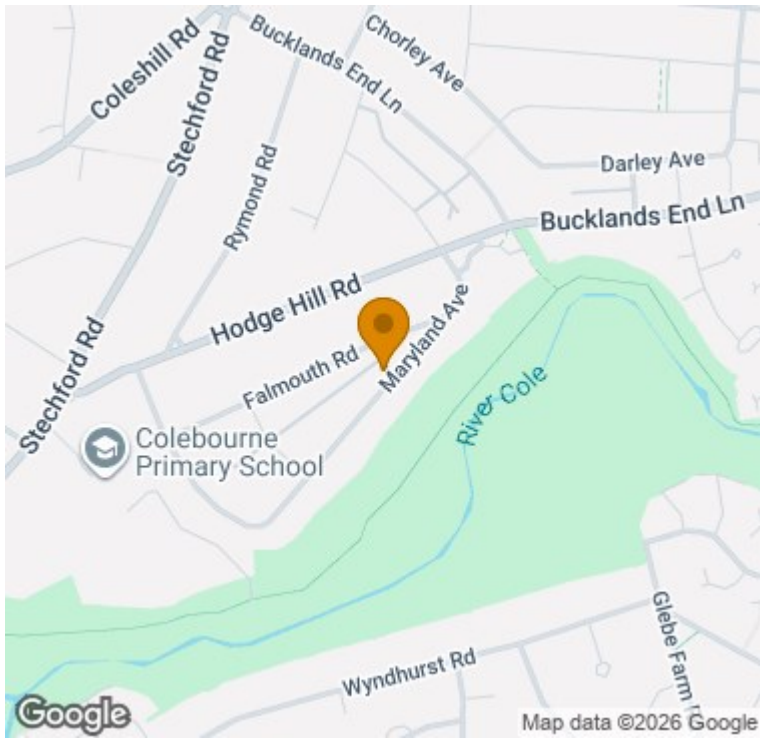
**GARAGE AT REAR**

16'1 x 9'3 (4.90m x 2.82m)

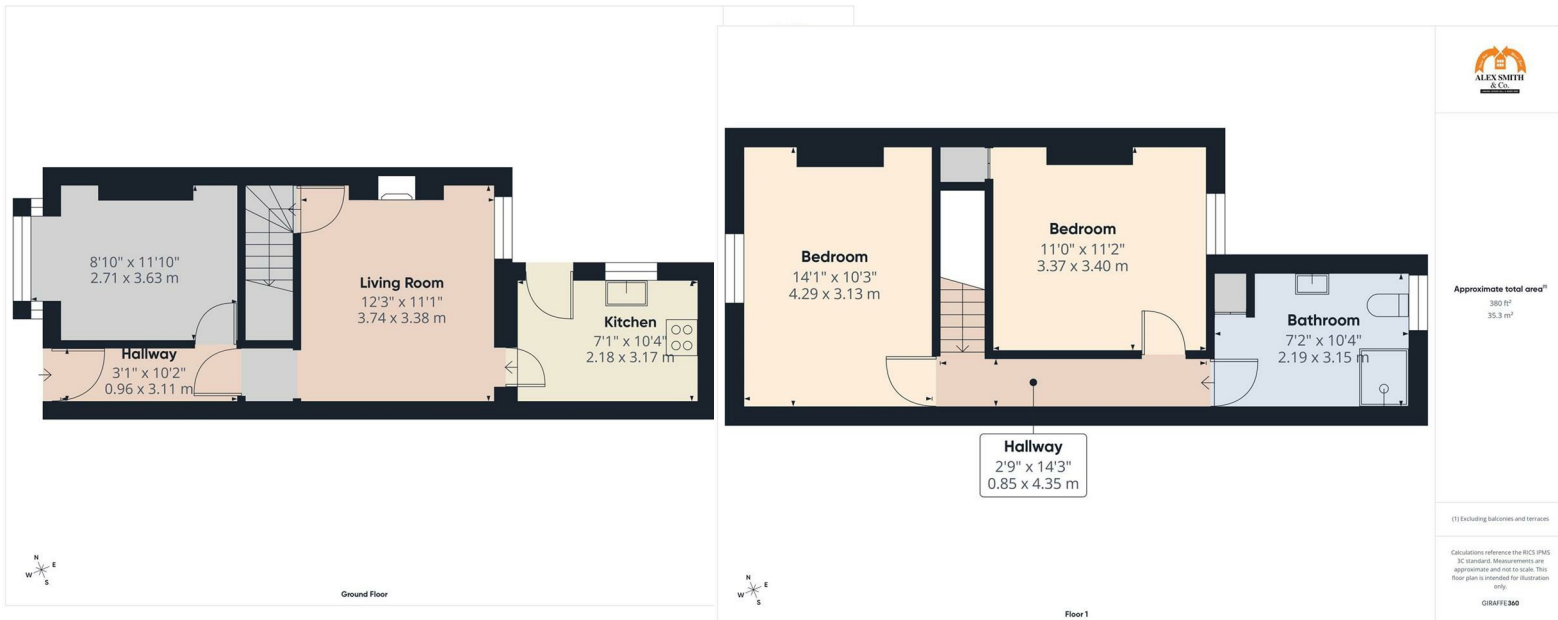
**COUNCIL TAX BAND:**

This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £2,091.71Year 2026/27.





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