



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

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## **38 Douglas Avenue, Hodge Hill, Birmingham B36 8EN**

### **Asking price £289,950**

REDUCED BY £10,000 ..... A traditional, freehold 3 bedroom semi with extended side garage and utility area.

Other benefits include gas central heating and off road parking space to the front.



Douglas Avenue is located off Sandhurst Avenue, which in turn is located between Ventnor Avenue and Brockhurst Road.

The property is located in the heart of the cul-de-sac with the property situated behind a neat lawned foregarden with enlarged block paved vehicular driveway that provides multi car parking space to the front.

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

An extended and protracting single car garage is to the front of the property with full width side utiltiy.

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### FRONT DOOR ENTRANCE TO

##### RECEPTION HALL

Twin panel central heating radiator. Cloaks cupboard.

##### LOUNGE (FRONT)

15'11 into bay x 10'11 (4.85m into bay x 3.33m)

Stone feature fireplace with fitted gas fire. Twin panel central heating radiator.

#### INTERNALLY EXTENDED OPEN PLAN FULL WIDTH DINING KI

##### DINING AREA

14'1 x 11'3 (4.29m x 3.43m)

Brickette feature fireplace with quarry tiled hearth and coal effect fitted gas fire single panel central heating radiator.

##### KITCHEN (REAR)

11'8 x 7'7 (3.56m x 2.31m)

Solid oak kitchen units. Single drainer twin bowl sink unit with mixer taps and range of fitted wall and base units. Four ring gas hob with double oven below and tiled extractor fan over. Single panel central heating radiator, full height pantry.

### ON THE FIRST FLOOR

#### LANDING

Loft access off.

#### BEDROOM 1 (FRONT)

16'11 into bay x 10'11 (5.16m into bay x 3.33m)

2 double door and 3 single door fitted wardrobes plus a matching dressing table with 4 drawers and a double door bonnet cupboard over. Single panel central heating radiator.

#### BEDROOM 2 (REAR)

14'1 x 11'2 (4.29m x 3.40m)

Mirror fronted 3 drawer sliding wardrobe, single panel central heating radiator.

#### BEDROOM 3 (FRONT)

8'11 x 7'1 (2.72m x 2.16m)

Single panel central heating radiator, single door store.

#### FAMILY BATHROOM

9'8 x 7'2 (2.95m x 2.18m)

Corner bath with shower fitment over. Pedestal wash hand basin, built in linen and storage cupboard. Heated towel rail.

#### SEPARATE TOILET

Low flush w.c. wash hand basin.

#### EXTENDED SIDE GARAGE

17' x 8'3 (5.18m x 2.51m)

Metal up and over door plus a separate front door access leading off the main pathway approach.

#### LOBBY/WORKSHOP

7'1 x 5'11 (2.16m x 1.80m)

off is a separate toilet (tiled) with low flush w.c. wash hand basin and cold water tap.

#### EXTENDED UTILITY AREA

24'9 x 4'11 (7.54m x 1.50m)

IDEAL gas fired central heating boiler. single drainer stainless steel sink unit with double door base unit below. Further range of fitted wall and base units. Plumbing for automatic washing machine.

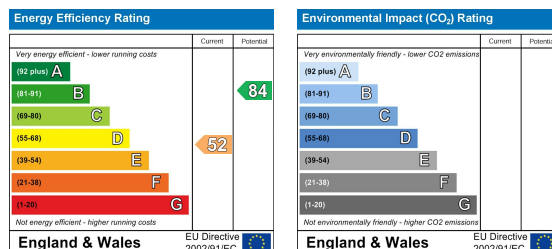
#### OUTSIDE

Paved patio.

Well maintained lawned rear garden with mature borders.

#### COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band D Council Tax Payable Per Annum £1,748.19 Year 2021/22.



**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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