



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
0121-784 6660
sales@alex-smith.co.uk
www.alex-smith.co.uk



213 Maryland Avenue, Hodge Hill, Birmingham B34 6EA

£379,950

An extended, freehold, 4 bedroom detached family residence benefiting from a substantial single storey extension to the rear elevation and loft conversion.

Other benefits include gas fired central heating, UPVC double glazing and a substantial rear garden with yard to the side.



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

The property stands back from the roadway behind a majority paved foregarden/vehicular driveway that provides off road parking for multiple vehicles.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

With UPVC sliding patio doors.

RECEPTION HALL

Laminated flooring, single panel central heating radiator, understairs storage cupboard, staircase off.

THROUGH LOUNGE COMPRISING

LOUNGE (FRONT)

13'5 into bay x 13'5 (4.09m into bay x 4.09m)

Single panel central heating radiator, UPVC double glazed bay window, ornamental Adams style fireplace with coal effect fitted gas fire.

OPENING INTO

DINING ROOM (REAR)

13'4 x 10'4 (4.06m x 3.15m)

Single panel central heating radiator, sliding doors leading to the extended family room.

EXTENDED KITCHEN (REAR)

8'5 x 9'8 (2.57m x 2.95m)

Twin bowl single drainer sink unit with a range of refitted kitchen units comprising a double door, corner double door, single door and 3 drawer base unit with work surface over. Double door and 5 single door wall units, integrated and concealed fridge, 4 ring gas hob with double oven below.

Located off the kitchen is a lobby area with matching flooring and a further 3 single door base units, 2 large single door display units with built in wine rack.

EXTENDED 'L' SHAPED FAMILY ROOM

23'5 max x 18'5 max (7.14m max x 5.61m max)

Wooden flooring, 3 single panel central heating radiators, a range of UPVC doors and windows with multiple sky lights.

RETURN STAIRCASE

2 UPVC double glazed windows leading to

FIRST FLOOR LANDING

BEDROOM 1 (FRONT)

13'5 x 9'6 (4.09m x 2.90m)

Single panel central heating radiator, UPVC double glazed window. 2 built in double door wardrobes.

BEDROOM 2 (REAR)

10'1 x 9'11 (3.07m x 3.02m)

UPVC double glazed window, twin panel central heating radiator. Double door wardrobe.

BEDROOM 3 (REAR)

10'9 x 7'1 (3.28m x 2.16m)

Single panel central heating radiator, UPVC double glazed window. Single door storage cupboard.

BATHROOM (SIDE)

8'6 x 6'3 (2.59m x 1.91m)

Half height tiling, panelled in bath with shower over, pedestal wash hand basin low flush w.c. single panel central heating radiator, UPVC double glazed window.

RETURN STAIRCASE TO LOFT CONVERSION

LANDING/STORAGE ROOM

10'11 x 7'5 (3.33m x 2.26m)

UPVC double glazed window, eaves storage space.

BEDROOM 4

12'6 x 12'11 (3.81m x 3.94m)

Single panel central heating radiator, UPVC double glazed window.

OUTSIDE**SIDE GARAGE**

19'2 x 8' (5.84m x 2.44m)

Double door entrance, Ideal gas fired central heating boiler.

OFF IS A FITTED CLOAKROOM

Low flush w.c. wash hand basin, UPVC double glazed window.

Wash room with sink and plumbing for automatic washing machine.

REAR PORCH LEADING TO OUTSIDE

Rear decking and patio area.

Lawned rear garden.

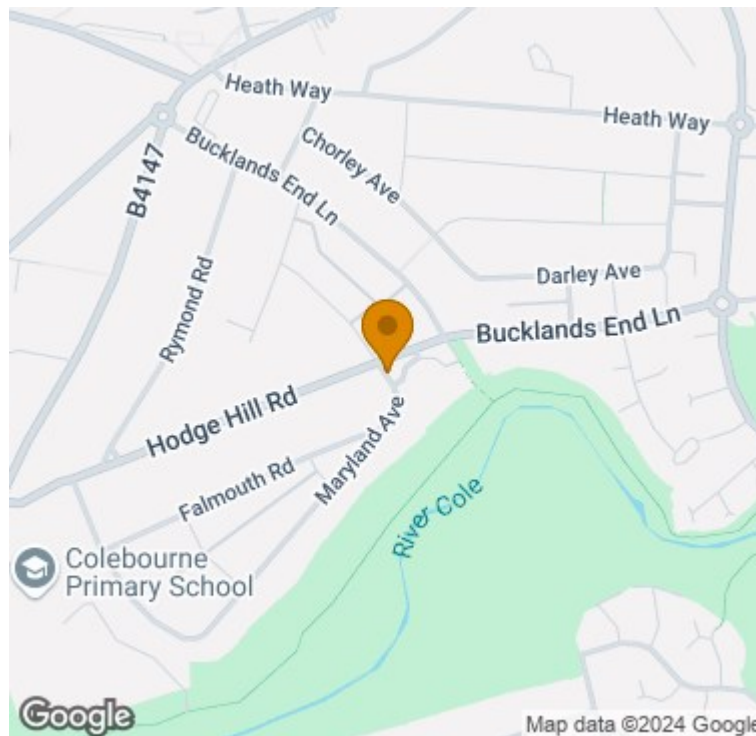
SUBSTANTIAL BUILDERS YARD TO THE SIDE

Having vehicular access at rear and being built on a substantial concrete slab.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band D Council Tax Payable Per Annum £2,083.76 Year 2024/25





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.



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

23 COLESHILL ROAD
HODGE HILL
BIRMINGHAM B36 8DT
TEL: 0121-784 6660