



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

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## 46 Douglas Avenue, Hodge Hill, Birmingham B36 8EN

### Realistic offers considered £340,000

REDUCED BY £40,000

AN EXTENDED Freehold, three bedrooomed DETACHED property with THREE RECEPTION ROOMS, including a converted side garage into an additional sitting room. Other benefits include gas fired central heating, Upvc double glazing and an extended utility area. Off road parking space to the front. VIRTUAL TOUR AND FLOOR PLAN NOW AVAILABLE ONLINE.



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

The property stands well back from the roadway behind a neat lawned foregarden with full length vehicular driveway approach that provides off road parking space to the front. 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.

The property's original side garage has been converted into a third reception room (sitting room front).

### The Accommodation Briefly Comprises

#### On The Ground Floor

##### Porch Entrance

Upvc double glazed double doors and windows.

##### Reception Hall

Single panel central heating radiator. Under stairs storage cupboard, full height cloaks cupboard.

Access to side garage conversion now sitting room:-

##### Converted Sitting Room (front)

16'11 x 8'11 (5.16m x 2.72m)

Laminated flooring, Upvc double glazed bow window, single panel central heating radiator.

##### Lounge (front)

16'3 into bay x 10'11 (4.95m into bay x 3.33m)

Upvc double glazed bay window, twin panel central heating radiator.

##### Lounge (rear)

14'5 x 10'11 (4.39m x 3.33m)

Presently used as a bedroom, twin panel central heating radiator, Upvc double glazed windows and double doors leading to the rear garden.

##### Kitchen (rear)

10'10 x 7'1 (3.30m x 2.16m)

Single drainer stainless steel sink unit with mixer taps, double door, three single door and a three drawer base unit. Five single door wall units, gas cooker point, Upvc double glazed window, twin panel central heating radiator. Full height pantry.

##### Extended Utility Area

9'1 x 6'9 (2.77m x 2.06m)

Worcester Bosch wall mounted gas fired central heating boiler, plumbing for automatic washing machine, Upvc double glazed door, single panel central heating radiator.

#### On The First Floor

##### Landing

Loft access.

##### Bedroom 1 (front)

16'3 into bay x 11' (4.95m into bay x 3.35m)

Two double door built in wardrobes with three bonnet cupboards over. Upvc double glazed bay window, 2 single panel central heating radiator.

##### Bedroom 2 (rear)

14'5 x 10'11 (4.39m x 3.33m)

Upvc double glazed window, twin panel central heating radiator.

##### Bedroom 3 (front)

9'5 x 7'5 (2.87m x 2.26m)

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

##### Modern Bathroom (rear)

9'6 x 7'2 (2.90m x 2.18m)

Corner bath with seat, separate shower cubicle with modern shower fitment, pedestal wash hand basin, low flush WC, upvc double glazed window, heated towel rail, full height tiling and ceramic tiled floor.

##### Separate Toilet

Low flush WC, pedestal wash hand basin, Upvc double glazed window, double door storage cupboard.

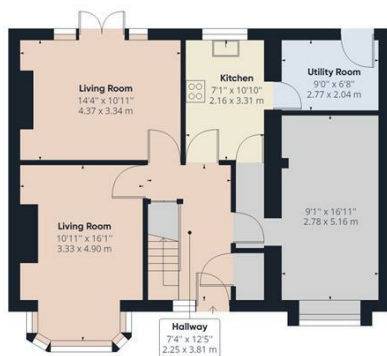
##### Outside

Paved terrace, secluded and well maintained lawned rear garden with fenced borders.

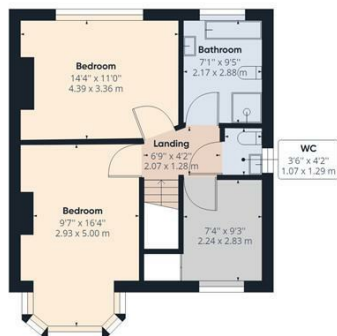
##### COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band D Council Tax Payable Per Annum £1,808.26 Year 2022/2023.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

1266.32 ft<sup>2</sup>  
117.64 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		64	
(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.



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