



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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40 Standlake Avenue, Hodge Hill, Birmingham B36 8JS

Price £319,950

A freehold, 3 bedroom semi detached immaculate condition throughout with gas fired central heating and side garage.



Standlake Avenue is located off Collingbourne Avenue which in turn leads off the main Bromford Road Hodge Hill.

The property stands back from the roadway behind a full width block paved foregarden/vehicular driveway that provides multi car parking space to the front as well as access to the side garage.

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 INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

With UPVC double glazed door and windows.

RECEPTION HALL

Laminated flooring, single panel central heating radiator. Off is a full height cloaks cupboard.

SPACIOUS THROUGH LOUNGE

25'8 x 13'2 (max) (7.82m x 4.01m (max))

UPVC double glazed bay window (front), sliding patio doors (rear). 2 twin panel central heating radiators.

KITCHEN (REAR)

10'11 x 7'6 (3.33m x 2.29m)

Ceramic tiled floor, single drainer twin bowl sink unit with mixer taps. 2 double door, a single door and a 4 drawer base unit all with work surface over. 2 double door and 2 single door wall units, full height larder unit, 5 ring gas hob with eye level oven and grill. Plumbing for automatic dishwasher, UPVC double glazed window.

ON THE FIRST FLOOR

LANDING

Loft access.

BEDROOM 1 (FRONT)

13'11 into bay x 10'1 (4.24m into bay x 3.07m)

UPVC double glazed bay window, single panel central heating radiator. Double door, corner double door built in wardrobes with matching 2 double door and 2 single door bonnet cupboards.

BEDROOM 2 (REAR)

13'4 x 10'5 (4.06m x 3.18m)

2 mirror fronted double door wardrobes, single panel central heating radiator, UPVC double glazed window.

BEDROOM 3 (FRONT)

9'4 x 6'9 (2.84m x 2.06m)

Single door store, UPVC double glazed window, single panel central heating radiator.

SHOWER ROOM

8'10 x 7'2 (2.69m x 2.18m)

Ceramic tiled floor and walls with spotlights. Double shower cubicle with multi head shower fitment. Vanity wash hand basin with double door and further single door base unit. Low flush w.c. heated towel rail, UPVC double glazed windows.

TILED SEPARATE TOILET

Low flush w.c. Ceramic tiled walls and floor. UPVC double glazed window.

SIDE GARAGE/UTILITY

30'3 x 6'11 (9.22m x 2.11m)

Double door entrance.

Single drainer twin bowl sink unit with mixer taps. Plumbing for automatic washig machine, IDEAL gas fired central heating boiler.

Enclosed coal house.

OUTSIDE

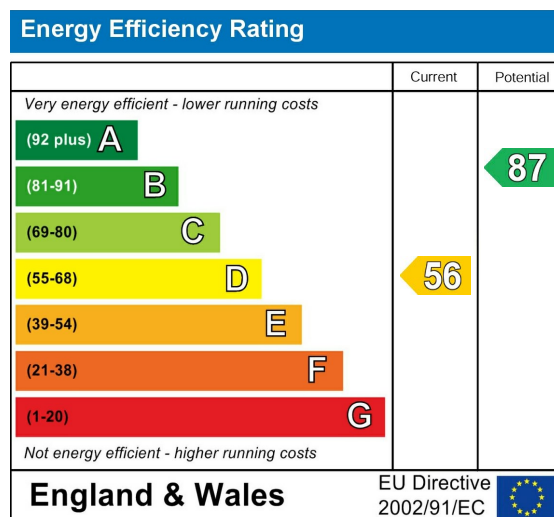
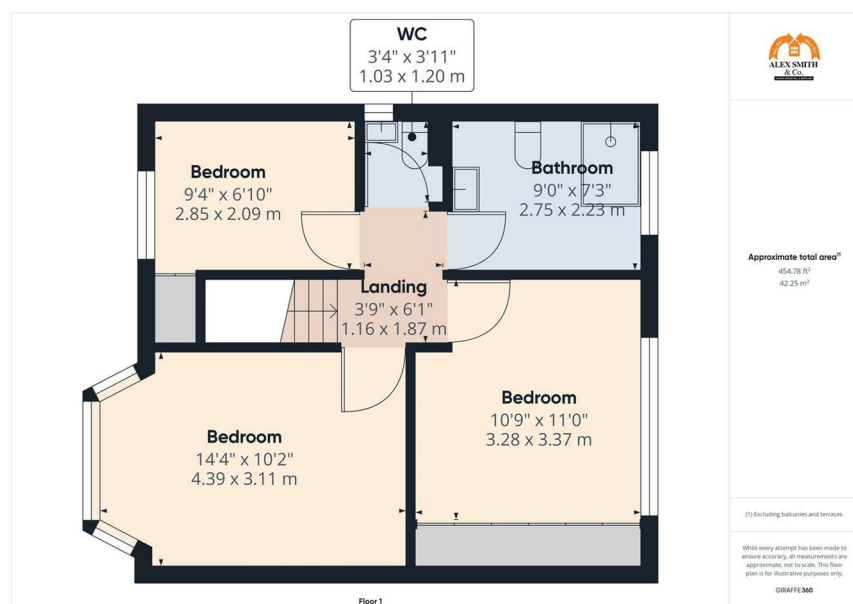
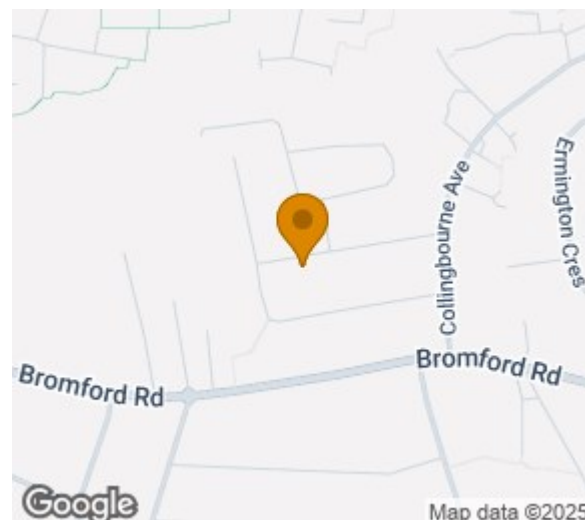
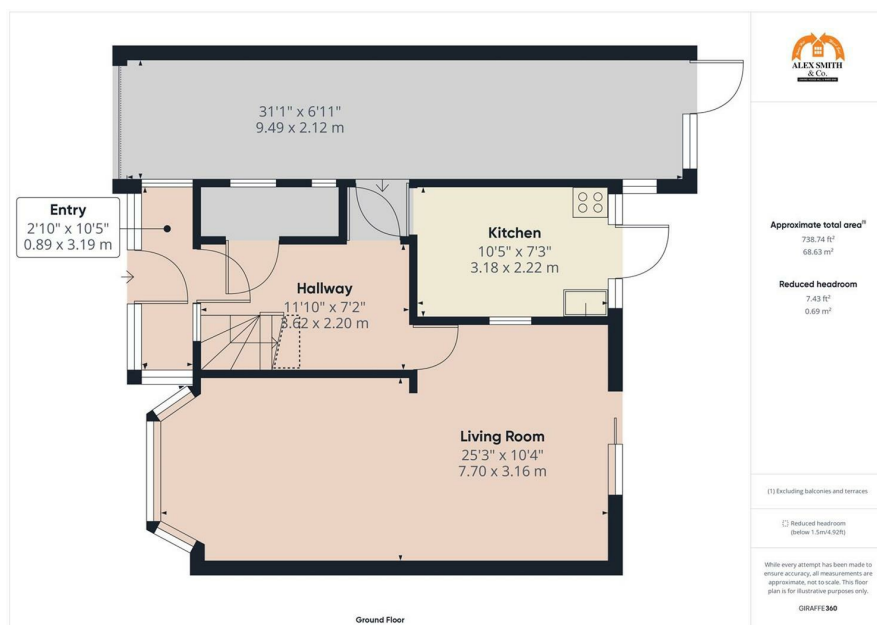
Paved patio.

Well maintained lawned rear garden with fenced borders.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,852.23 Year 2024/25.





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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