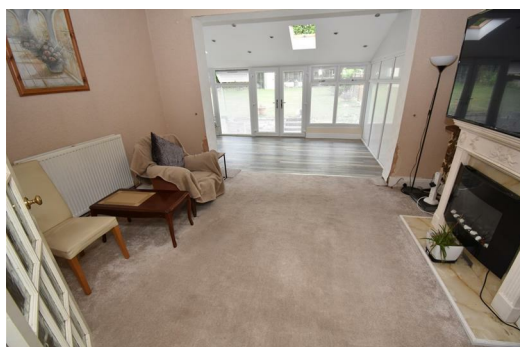




**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

**HODGE HILL**  
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## **25 Lindale Avenue, Hodge Hill, Birmingham B36 8HH**

### **Asking price £359,950**

An. extended and improved, freehold, 3 bedroom semi detached family residence benefiting from a substantial and refitted breakfast kitchen extension and a full width expensive open plan UPVC double glazed conservatory.

Other benefits include the installation of gas fired central heating, UPVC double glazing and side garage.





Lindale Avenue is located off Radstock Avenue which in turn leads off Brockhurst Road. Alternatively Lindale Avenue can be located off St Margarets Road that leads off the main Bromford Lane.

The property stands well back from the roadway behind a full width block paved foregarden/vehicular driveway providing multiple parking space to the front.

In turn 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 windows and double doors. Laminated flooring. UPVC front door leading to

#### RECEPTION HALL

Laminated flooring, twin panel central heating radiator, full height cloaks cupboard.

#### TILED SHOWER ROOM

Having shower cubicle, wash hand basin, low flush w.c. heated towel rail.

#### SITTING ROOM (FRONT)

5'6 into bay x 10'6 (1.68m into bay x 3.20m)

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

Double doors leading to

#### LOUNGE (REAR)

13'8 x 10'6 (4.17m x 3.20m)

Twin panel central heating radiator. Adams style fireplace

### OPENING INTO A FEATURE EXTENDED AND SUBSTANTIAL UP

18'7 x 9'3 (5.66m x 2.82m)

With UPVC double glazed windows, double doors to outside (rear) and additional UPVC door (side). Twin panel central heating radiator, 2 Velux windows.

#### EXTENDED BREAKFAST KITCHEN (REAR)

16'4 x 12'8 (4.98m x 3.86m)

Ceramic tiled floor, single drainer twin bowl sink unit with mixer taps. 3 double door, 4 single door and a 4 drawer base unit with work surface over. 3 double door and a single door wall unit, single door display unit, breakfast bar.

Integrated and concealed dishwasher, gas cooker point, plumbing for automatic washing machine, UPVC double glazed door and windows (access to side garage).

## ON THE FIRST FLOOR

### LANDING

#### BEDROOM 1 (FRONT)

16'2 into bay x 10'8 (4.93m into bay x 3.25m)

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

#### BEDROOM 2 (REAR)

13'8 x 10'3 (4.17m x 3.12m)

UPVC double glazed window, twin panel central heating radiator.

#### BEDROOM 3 (FRONT)

9' x 6'7 (2.74m x 2.01m)

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

#### BATHROOM

9' x 6'9 (2.74m x 2.06m)

Laminated flooring, tiled walls, panelled in bath with handrails and shower over. Wash hand basin, single panel central heating radiator, UPVC double glazed window, linen and storage cupboard.

#### SEPARATE TOILET

Laminated flooring, low flush w.c. UPVC double glazed window, Vaillant gas fired central heating boiler.

#### SIDE GARAGE

15'9 x 7'5 (4.80m x 2.26m )

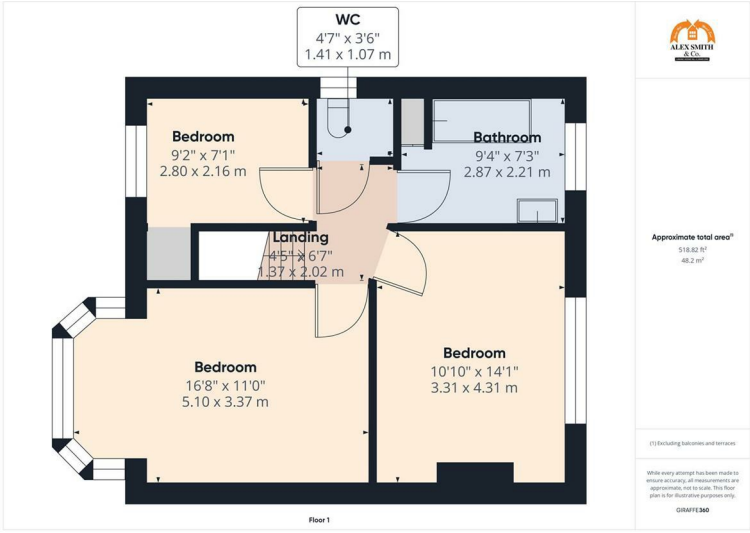
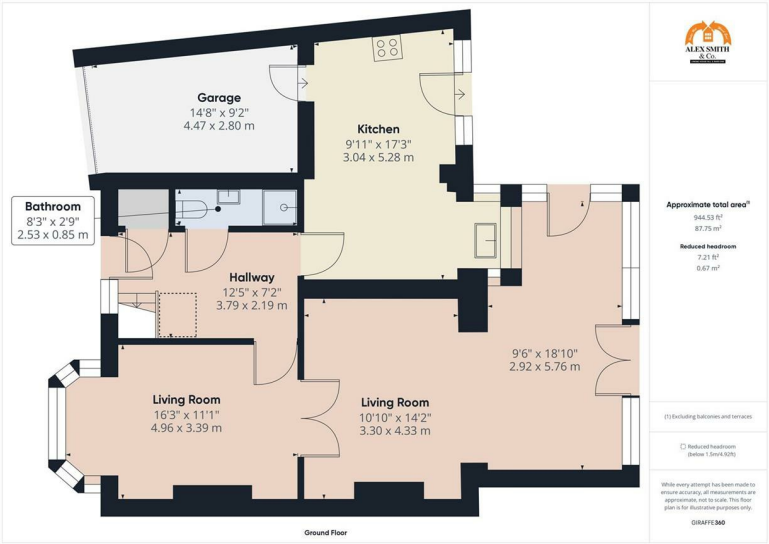
Metal up and over door.

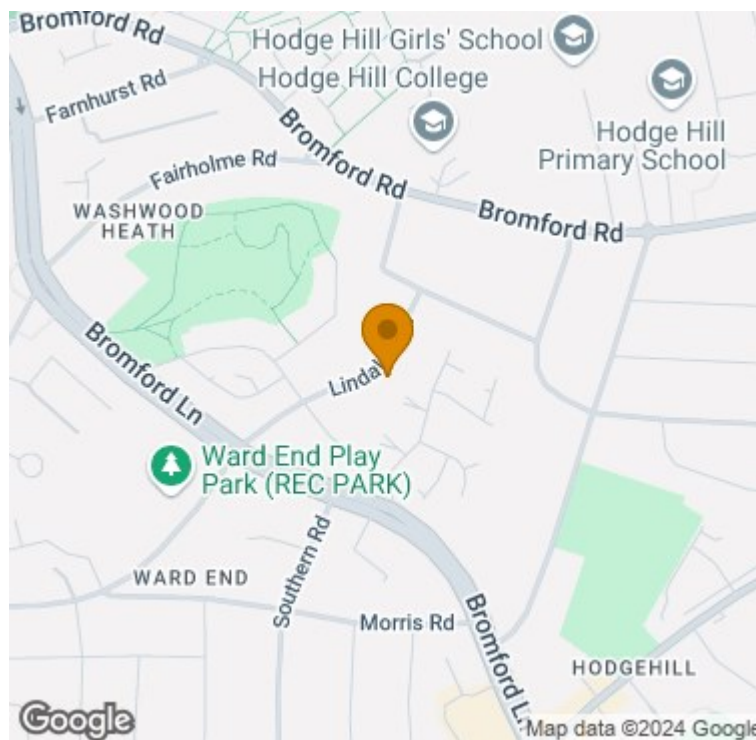
#### OUTSIDE

Full width paved patio, large lawned rear gardens with fenced borders.

#### 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) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	65	
(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		
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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