



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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16 Madison Avenue, Hodge Hill, Birmingham B36 8EG

Price £369,950

A much improved and extended freehold, 4/5 bedroom semi detached family residence.

The property benefits from a substantial extended conservatory, together with a large loft conversion providing (at present) 2 further bedrooms. Other benefits include the installation of gas fired central heating, UPVC double glazing with modern fittings to the kitchen and bathroom areas. The side garage has been widened to 8'10" in order to comfortably fit a modern car. Take a look at the floor plan and virtual tour which can be found on our website.



Madison Avenue is located in between Brockhurst Road and Ventnor Avenue, which in turn leads off the main Coleshill Road Hodge Hill.

The property stands well back from the roadway, behind a paved foregarden/vehicular driveway providing off road parking space for multiple vehicles. The drive is also walled and gated.

The property is built of 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 ceramic tiled floor, UPVC double glazed door and window.

RECEPTION HALL

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

SITTING ROOM (FRONT)

16'1 into bay x 10'9 (4.90m into bay x 3.28m)

UPVC double glazed bay window, single panel central heating radiator, polished Adams style fireplace with tiled hearth and inset and fitted gas fire.

LOUNGE (REAR)

14' into rear bay x 13'10 (4.27m into rear bay x 4.22m)

Laminated flooring, UPVC double glazed rear bay window with double doors leading to extended conservatory. Further single panel central heating radiator.

EXTENDED CONSERVATORY

14'1 x 12'6 (4.29m x 3.81m)

Twin panel central heating radiator, UPVC double glazed door and windows, including double doors to outside.

MODERN KITCHEN (REAR)

13'5 x 7'1 (4.09m x 2.16m)

Single drainer stainless steel sink unit with mixer taps, extensive range of fitted wall and base kitchen units, built in 4 ring hob with oven below and extractor fan over. Single panel central heating radiator, UPVC double glazed window, full height pantry.

ON THE FIRST FLOOR

LANDING

Staircase leading to second floor loft conversion.

BEDROOM 1 (FRONT)

15'11 into bay x 10'1 (4.85m into bay x 3.07m)

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

BEDROOM 2 (REAR)

14'1 x 11' (4.29m x 3.35m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 3 (FRONT)

9'3 x 7'2 (2.82m x 2.18m)

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

BATHROOM (REAR)

9'7 x 7'7 (2.92m x 2.31m)

Ceramic tiled floor with underfloor heating. Paneled in bath with shower over, his and hers vanity wash hand basin with storage units below. Low flush w.c. heated towel rail, UPVC double glazed window.

STAIRCASE OFF LANDING LEADING TO LOFT CONVERSION

With UPVC double glazed side window.

VESTIBULE LANDING

Loft conversion is presently split into 2 bedrooms.

BEDROOM 4

14'6 max x 7'9 (4.42m max x 2.36m)

Velux windows, single panel central heating radiator.

BEDROOM 5

13'9 x 6'1 min (4.19m x 1.85m min)

UTILITY

7'7 x 5'8 (2.31m x 1.73m)

Ceramic tiled floor, plumbing for automatic washing machine, UPVC door to outside. Access to

SEPARATE TOILET

With tiled floor and walls. Low flush w.c.

INTERNALLY EXTENDED SIDE GARAGE

15'10 x 8'10 (4.83m x 2.69m)

Electronic metal up and over door, VAILLANT gas fired central heating boiler.

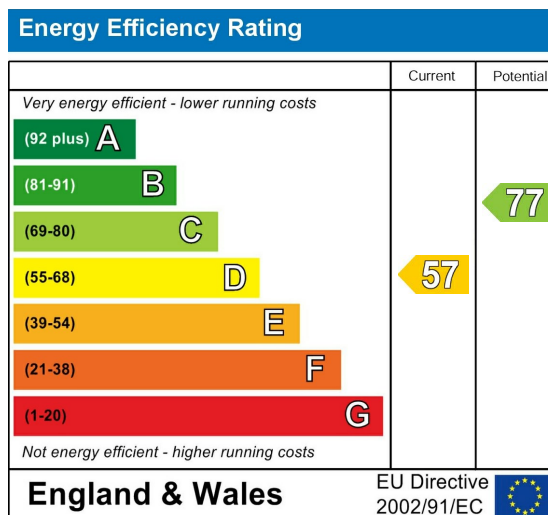
OUTSIDE

Paved area with mature borders leading to separate rear garden.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band D Council Tax Payable Per Annum £1,660.31 Year 2020/21





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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