



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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



Reduced by £15,000 IN NEED OF MODERNISATION



32 Beaufort Avenue, Hodge Hill, Birmingham B34 6AE
Offers based on £199,950

REDUCED BY £15,000 - MUST BE VIEWED

A traditional, Freehold 3 bedroomed semi detached family residence with through lounge, gas fired central heating and majority Upvc double glazing. Two garages at the rear of the property. **IN NEED OF MODERNISATION.**



Beaufort Avenue is located off the main Coleshill Road, Hodge Hill.

The property stands back behind a neat lawned foregarden with pathway approach. 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

Wooden framed porch door with windows.

Reception Hall

Wooden framed front door into reception hall with a single pane of glass, twin panel central heating radiator, under stairs storage cupboard.

Through Lounge (front)

33' into bay x 11'3" (10.06m into bay x 3.43m)

Upvc double glazed window, single panel central heating radiator, fitted gas fire with surround.

Rear lounge has wooden French doors to the rear, single panel central heating radiator, electric fire with surround.

Extend Kitchen (rear)

15'1 x 7'2" (4.60m x 2.18m)

Stainless steel single drainer sink unit with hot and cold taps, a range of wall and base units, free standing gas cooker with grill and oven below. Central heating boiler, twin panel central heating radiator, single glazed wooden windows.

On The First Floor

Landing

Loft access.

Bedroom one (front)

13'3" into bay x 10'3" (4.04m into bay x 3.12m)

Upvc double glazed bay window, single panel central heating radiator, a range of built in wardrobes and drawers and storage cupboards.

Bedroom two (rear)

11'1 x 12'10" (3.38m x 3.91m)

Wooden framed single panel window, single panel central heating radiator.

Bedroom three (front)

9'5" x 5'7" (2.87m x 1.70m)

Upvc double glazed window, single panel central heating radiator.

Family Bathroom

6'3" x 5'10" (1.91m x 1.78m)

Wooden framed single panel window, bath with electric shower over, wash hand basin.

Separate Toilet

Low flush WC.

Outside

Rear garden with mature shrubs and fenced borders, glass green house.

Two garages at rear of property with access to the same at the rear.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,335.65 Year 2017/2018.



HAVE YOU FOUND A PROPERTY AND NEED A SURVEY?

Alex Smith & Company have been offering Home Buyer Surveys for over 40 Years giving you an overall opinion of the condition of your potential purchase.



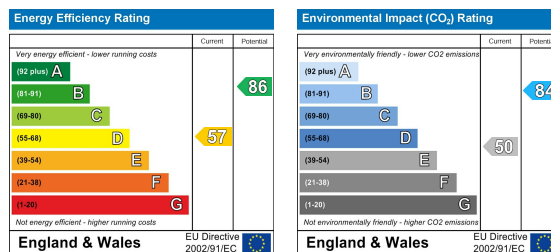
The survey report can include your individual requirements, ability to re-negotiate purchase price if major defects are found and make you well informed on one of the biggest financial decisions of your life.



CALL 0121 784 6660

or email dawn@alex-smith.co.uk





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) or 0121 748 4333 (Castle Bromwich)

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