



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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



21 Southbourne Avenue, Hodge Hill, Birmingham B34 6AH

Asking price £299,995

REDUCED BY £15,000 An extended, Freehold 3 bedroom semi with extended utility, two reception rooms, gas central heating, Upvc double glazing and side garage.



Southbourne Avenue is located in between Stechford Road and the main Coleshill Road, Hodge Hill.

The property stands well 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 garaging.

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

Brick built base with Upvc double glazed door and windows.

Reception Hall

Single panel central heating radiator, under stairs storage cupboard.

Off is a:-

Fitted Ground Floor Cloakroom

With low flush WC and wash hand basin.

Dining Room (front)

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

Tiled hearth and fireplace, Upvc double glazed bay window, single panel central heating radiator.

Lounge (rear)

14'4 x 11'4 (4.37m x 3.45m)

Tiled hearth and fireplace, single panel central heating radiator, Upvc double glazed window and double doors to outside.

Kitchen (rear)

11' x 7'11 (3.35m x 2.41m)

Single drainer twin bowl stainless steel sink unit with mixer taps. Double door, two single door and a three drawer base unit all with rounded edge work surface over. Seven single door wall units, gas cooker point, plumbing for automatic washing machine, single panel central heating radiator, Upvc double glazed window, pantry.

On The First Floor

Landing

Bedroom 1 (front)

16'9 into bay x 11' (5.11m into bay x 3.35m)

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

Bedroom 2 (rear)

14'1 x 11'3 (4.29m x 3.43m)

Upvc double glazed window, single panel central heating radiator, two double door built in wardrobes.

Bedroom 3 (front)

9' x 6'11 (2.74m x 2.11m)

Upvc double glazed window, single panel central heating radiator.

Bathroom / Wet Room (rear)

8'11 x 7'9 (2.72m x 2.36m)

Corner bath, modern shower fitment with wet room shower area, wash hand basin, twin panel central heating radiator, Upvc double glazed window.

Separate Toilet

Low flush WC, Worcester Wall Mounted Gas Fired Central Heating Boiler, Upvc double glazed window.

Side Garage

13'3 x 7'2 (4.04m x 2.18m)

Metal up and over doors.

Extended Utility

11'2 x 5'6 (3.40m x 1.68m)

Plumbing for automatic washing machine, Upvc double glazed door and window.

Outside

Patio area with raised decking, lawned rear garden with mature borders and timber garden store.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band D Council Tax Payable Per Annum £1,594.00 Year 2018/2019.

Private Survey

HAVE YOU FOUND A PROPERTY AND NEED A SURVEY?

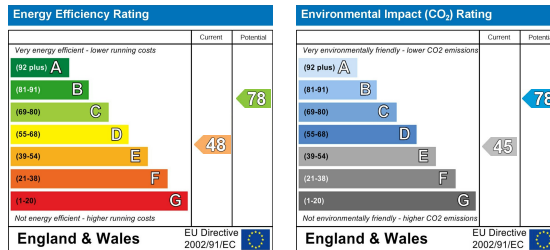
If you're looking to buy another home, and need a survey, why not let Alex Smith F.R.I.C.S. help you? With over 40 years experience carrying out home buyer surveys throughout the Birmingham Area. Independent advice from a Chartered Surveyor, reports that can include your individual requirements, ability to re-negotiate purchase price if major defects are found and be well informed in making one of your largest financial decisions.

Why not give me a call on 0121 784 6660.

Kind regards.

Amanda Bull. M.N.A.E.A.
Alex Smith & Company





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