



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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4 Douglas Avenue, Hodge Hill, Birmingham B36 8EN

Asking price £400,000

A much extended, Freehold 5 bedroomed (4 doubles) detached house with a spacious through lounge plus further extended sitting room, gas central heating, Upvc double glazing with off road parking space to the front and side with a small rear garden.



Douglas Avenue is located off Sandhurst Avenue which is located between Brockhurst Road and Ventnor Avenue, Hodge Hill.

The property stands well back from the roadway behind a block paved fore/side garden/vehicular driveway that provides multi car parking space to the front and side.

The double fronted property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof with full height bay to front elevation.

The Internal Accommodation Briefly Comprises:-

On The Ground Floor

Porch Entrance

With Upvc double glazed windows and doors.

Internally Extended Reception Hall

Single panel central heating radiator, ceramic tiled floor, under stair store.

Spacious Through Lounge

27'10 into bay x 10'9 min / 13'11 max (8.48m into bay x 3.28m min / 4.24m max)

Wooden flooring, Upvc double glazed bay window, Upvc double glazed sliding patio doors at rear.

Marble fire surround with hearth and fitted coal effect gas fire, two twin panel central heating radiators.

Extended Spacious Sitting Room (front)

15'8 x 11'9 (4.78m x 3.58m)

Two Upvc double glazed windows, twin panel central heating radiator.

Extended kitchen (rear)

11'9 x 10'11 (3.58m x 3.33m)

Ceramic tiled floor, twin bowl sink unit with an extensive range of fitted wall, base and display units, breakfast bar, gas cooker point, Upvc double glazed window.

Ground Floor Lobby

Ceramic tiled floor.

Ground Floor Shower Room

5'3 x 4'5 (1.60m x 1.35m)

Shower cubicle with shower fitment, low flush WC, wash hand basin, single panel central heating radiator, Upvc double glazed window.

Utility Area

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

On The First Floor

Landing

Large loft access off.

Bedroom 1 (front)

16'6 in to bay x 10'11 (5.03m in to bay x 3.33m)

Upvc double glazed bay window, single panel central heating radiator, two double door fitted wardrobes with bonnet cupboards over.

Bedroom 2 (rear)

14'1 x 10'9 (4.29m x 3.28m)

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

Original Bedroom 3 (front)

7'2 x 6'4 (2.18m x 1.93m)

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

Extended Bedroom 4 (front)

13'3 x 11'10 (4.04m x 3.61m)

Laminated flooring, twin panel central heating radiator, two Upvc double glazed windows.

Extended Bedroom 5 (rear)

11'9 x 10'11 (3.58m x 3.33m)

Laminated flooring, single panel central heating radiator, two Upvc double glazed windows.

Family Bathroom (rear)

10'1 x 7'2 (3.07m x 2.18m)

Panelled in bath, separate shower cubicle with shower fitment, vanity wash hand basin with double door unit below, low flush WC, heated towel rail, Upvc double glazed window.

Separate Toilet

Ceramic tiled floor, wash hand basin, Upvc double glazed window, low flush WC.

Outside

Paved rear garden with fenced borders.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band E Council Tax Payable Per Annum £1,948.23 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	59
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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) 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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