



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

**HODGE HILL**  
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## 41 Eastbourne Avenue, Hodge Hill, Birmingham B34 6AR

### Asking price £289,950

REDUCED BY £10,000

An extended, traditional, Freehold 3 bedroom semi with 2 ground floor reception rooms, electric heating, Upvc double glazing and side garage. Off road parking to the front and a substantial rear garden.

Solar panels are also installed at the property.



Eastbourne Avenue is located off Stechford Road and also can be accessed via Southbourne Avenue which is situated off the main Coleshill Road, Hodge Hill.

The property stands well back from the roadway behind a neat foregarden and enlarged block paved vehicular driveway that provides multi car parking space to the front as well as access to the property's side garage.

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.

A single storey extension has been constructed across the full width of the rear of the property extending both the rear lounge and kitchen areas.

### **The Internal Accommodation Briefly Comprises:-**

#### **On The Ground Floor**

##### **Porch Entrance**

Upvc double glazed sliding patio doors and windows.

##### **Reception Hall**

Electric night storage heater, full height cloak cupboard.

##### **Dining Room (front)**

16'9 into bay x 11'1 (5.11m into bay x 3.38m)

Upvc double glazed bay window, electric night storage heater, stone effect fire surround with gas fire.

##### **Extended Lounge (rear)**

15'5 x 14'4 (4.70m x 4.37m)

Feature fireplace with electric fire, electric night storage heater, Upvc double glazed sliding patio doors.

##### **Extended Kitchen (rear)**

14'7 min x 9'7 max (4.45m min x 2.92m max)

Single drainer twin bowl sink unit with mixer taps, an extensive range of re-fitted wall and base kitchen units with rounded edge work surface, four ring Bosch gas hob, eye level electric oven, plumbing for automatic washing machine.

Off is the:-

##### **Original Full Height Pantry:-**

Now converted to separate Low flush WC and wash hand basin.

#### **On The First Floor**

##### **Landing**

Loft access with pull down ladder to a partially boarded loft.

##### **Bedroom 1 (front)**

16'10 into bay x 11'1 (5.13m into bay x 3.38m)

Upvc double glazed bay window, two double doors and a single door built in fitted wardrobe with additional storage units.

##### **Bedroom 2 (rear)**

14'4 x 10'9 (4.37m x 3.28m)

Upvc double glazed window, electric night storage heater, two double doors built in fitted wardrobe with additional storage over.

##### **Bedroom 3 (front)**

9'3 x 6' (2.82m x 1.83m)

Electric night storage heater, Upvc double glazed window, over stairs storage cupboard.

##### **Family Bathroom**

8'11 x 7'11 (2.72m x 2.41m)

Corner bath with Triton shower fitment over, pedestal wash hand basin, low flush WC, heated towel rail and Upvc double glazed window.

##### **Former Separate Toilet Now Comprises:-**

Of a large store/office with Upvc double glazed window.

##### **Side garage**

28'6 x 7'7 (8.69m x 2.31m)

Metal up and over doors, enclosed coal house.

##### **Outside**

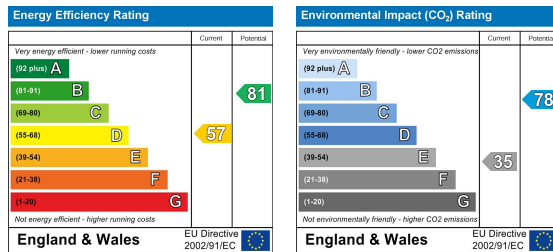
Paved patio, steps down to a substantial lawned rear garden with mature borders.

##### **COUNCIL TAX BAND:**

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







**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 Electric Night Storage Heaters and telephone, subject to BT/ Cable Regulations. Please note that there are 10 Solar Panels located on rear roof overlooking the rear garden. A Contract with Npower exists providing an income of between £450.00 and £550.00 per annum.

**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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