



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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19 Sandhurst Avenue, Hodge Hill, Birmingham B36 8EL **Fixed asking price £250,000**

A traditional, Freehold 3 bedroom semi detached house with two ground floor reception rooms and side garage.

The property requires modernisation and re-decoration throughout.



Sandhurst 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 foregarden approach and full length vehicular driveway that provides off road parking space to the front.

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 property is in a very basic condition and requires modernisation and redecoration throughout.

The Internal Accommodation Briefly Comprises:-

On The Ground Floor

Porch Entrance

Reception Hall

Cloak cupboard, single panel central heating radiator.

Cloakroom

Low flush WC, wash hand basin, single panel central heating radiator.

Sitting Room (front)

16'1 into bay x 10'10 (4.90m into bay x 3.30m)

Fitted gas fire, twin panel central heating radiator.

Lounge (rear)

14'4 x 10'11 (4.37m x 3.33m)

Gas fire.

Kitchen (rear)

10'10 x 7'1 (3.30m x 2.16m)

Single drainer stainless steel sink unit with a range of dated wall and base units, gas cooker point, single panel central heating radiator, full height pantry.

On The First Floor

Landing

Loft access.

Bedroom 1 (front)

16'11 into bay x 10'11 (5.16m into bay x 3.33m)

Single panel central heating radiator.

Bedroom 2 (rear)

14'3 x 10'11 (4.34m x 3.33m)

Single panel central heating radiator.

Bedroom 3 (front)

9'1 x 7'4 (2.77m x 2.24m)

Single door storage, single panel central heating radiator.

Bathroom

9'5 x 7'2 (2.87m x 2.18m)

Pedestal wash hand basin, single panel central heating radiator, airing cupboard housing the gas fired central heating boiler which we are advised by our vendor client IS NOT IN WORKING ORDER.

Separate Toilet

Low flush WC.

Side Garage

29'4 max x 6'11 (8.94m max x 2.11m)

Plumbing for automatic washing machine, cold water tap.

Outside

Overgrown rear garden.

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?

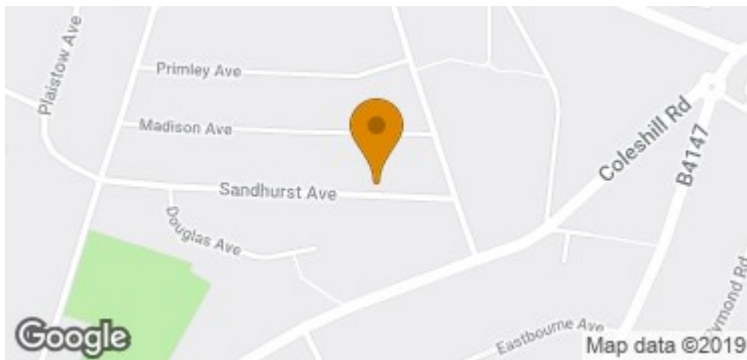
If you're looking to buy another home, and need a survey, why not let Alex Smith F.R.I.C.S. help you? With over 40 years experience carrying out home buyer surveys throughout the Birmingham Area. Independent advice from a Chartered Surveyor, reports that can include your individual requirements, ability 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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		86	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	53		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	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. You will note in these particulars the mention of central heating radiators. We are advised by our vendor client that the gas fired central heating boiler located in the bathroom is not in working order and that the central heating system has not been in working order for some considerable time.

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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