



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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33 Southbourne Avenue, Hodge Hill, Birmingham B34 6AH **Offers based on £310,000**

A traditional, Freehold 3 bedroomed semi with two reception rooms, extended sun lounge, gas central heating, Upvc double glazing and side garage.

Off road parking to the front with a substantial rear garden.



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 neat foregarden with enlarged vehicular driveway that provides off road parking space to the front.

In turn 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:-

Porch Entrance

Upvc double glazed windows and door.

Upvc front door leading to.

Reception Hall

Laminated flooring, single panel central heating radiator.

Off is a fitted cloakroom with low flush WC and wash hand basin.

Dining Room (front)

15'11 into bay x 10'1 (4.85m into bay x 3.07m)

Polished fire surround with marble hearth and inset, fitted coal effect gas fire, Upvc double glazed bay window, single panel central heating radiator.

Lounge (rear)

14'4 x 11'3 (4.37m x 3.43m)

Laminated flooring, polished fire surround with marble hearth and inset, fitted coal effect gas fire, two twin panel central heating radiators, Upvc double glazed windows and double doors to outside.

Kitchen (rear)

11'2 x 7'7 (3.40m x 2.31m)

Ceramic tiled floor, single drainer twin bowl sink unit with mixer taps, four single door and a four drawer base unit all with work surface over. Double door and four single door wall units, four ring gas hob with extractor fan over, eye level double oven, plumbing for automatic dishwasher, twin panel central heating radiator, Upvc double glazed window full height pantry.

Extended Sun Lounge (rear)

10'5 x 7'4 (3.18m x 2.24m)

Brick built base with Upvc double glazed windows and double doors, ceramic tiled floor, twin panel central heating radiator.

On The First Floor

Landing

Loft access.

Bedroom 1 (front)

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

Upvc double glazed bay window, single panel central heating radiator, three double door and a single door built in wardrobe.

Bedroom 2 (rear)

14'1 x 10'11 (4.29m x 3.33m)

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

Bedroom 3 (front)

8'11 x 6'7 (2.72m x 2.01m)

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

Family Bathroom

9' x 8' (2.74m x 2.44m)

Ceramic tiled floor, panelled in bath with shower attachment, separate shower cubicle, pedestal wash hand basin, Upvc double glazed window, twin panel central heating radiator.

Separate Toilet

Low flush WC, wash hand basin, Upvc double glazed window, linen and storage cupboard.

Extended Utility

8'4 x 6'11 (2.54m x 2.11m)

Ceramic tiled floor, single drainer stainless steel sink unit with mixer taps, two double door and two single door base units, ALPHA wall mounted gas fired central heating boiler.

Side Garage

16'7 x 7'2 (5.05m x 2.18m)

Metal double door entrance, plumbing for automatic washing machine.

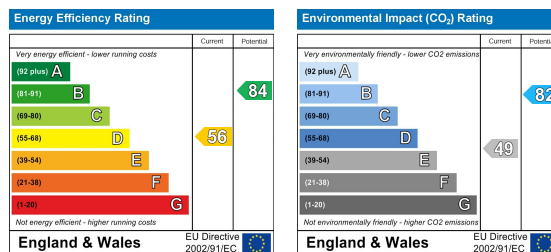
Outside

Paved patio, large lawned rear garden, two timber garden stores.

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 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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