



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

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



## **9 Maryland Avenue, Hodge Hill, Birmingham B34 6EG**

### **Asking price £245,000**

A traditional, freehold, 3 bedroom semi with two ground floor reception rooms, gas central heating, Upvc double glazing and side garage. Off road parking to the front.

The property is presently occupied with much furniture and belongings that will all be removed prior to the completion of any sale. The vehicles at the front of the house will also be removed and the driveway cleared and cleaned.





Maryland Avenue can be accessed off Hodge Hill Road which in turn leads off the main Stechford Road at the turning by Hodge Hill Primary School.

The property stands well back from the roadway behind a full width block paved fore-garden / vehicular driveway that provides multi car 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 with full height bay to the front elevation.

The Accommodation Comprises.

On The Ground Floor

**RECEPTION HALL**

Single panel central heating radiator, laminated flooring.

**LOUNGE (FRONT)**

17'2 x 10'3 (5.23m x 3.12m)

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

**DINING AREA (REAR)**

10'3 x 10' (3.12m x 3.05m)

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

**KITCHEN (REAR)**

9'5 x 9' (2.87m x 2.74m)

Single drainer, stainless steel sink unit with mixer taps, two double door and a single door base unit with rounded edge work surface over. Double door and a single door wall unit. Gas cooker point, Upvc double glazed window, single panel central heating radiator and wall mounted Valiant gas fired central heating boiler. Enclosed pantry off.

**FIRST FLOOR**

**LANDING**

Laminated flooring, loft access off.

**BEDROOM 1 (FRONT)**

14'4 x 10'3 (4.37m x 3.12m)

Upvc double glazed bay window, single panel central heating radiator. Four door sliding wardrobe.

**BEDROOM 2 (REAR)**

13'2 x 10'3 (4.01m x 3.12m)

Four door sliding wardrobe, Upvc double glazed window, single panel central heating radiator.

**BEDROOM 3 (REAR)**

9'7 x 9'1 (2.92m x 2.77m)

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

**MODERN TILED BATHROOM (FRONT)**

7'9 x 5'6 (2.36m x 1.68m)

Panelled in bath with shower attachment, pedestal wash hand basin, low flush WC, heated towel rail, Upvc double glazed window.

**SIDE GARAGE BECOMING UTILITY**

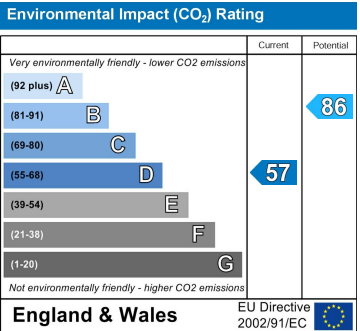
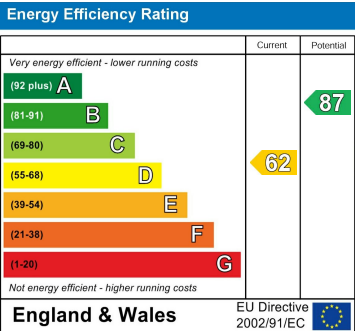
**OUTSIDE**

Lawned rear garden with mature borders.

**COUNCIL TAX**

Birmingham City Council

Band "C" - Amount Payable £1,424.00



**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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