



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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42 Plaistow Avenue, Hodge Hill, Birmingham B36 8HQ Offers in the region of £319,950

Offers invited Traditional, freehold 3 bedroom semi with 2 ground floor reception rooms, majority Upvc double glazing, gas central heating and side garage.

Off road parking to the front. No upward chain. A virtual tour is now available online.



Plaistow Avenue is located off Bromford Road with access also available off Brockhurst Road and Radstock Avenue.

The property stands well back from the roadway behind a lawned foregarden with enlarged block paved vehicular driveway, providing multi car parking space to the front and access to the 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.

Please note that the property has been re-roofed.

THE ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

With UPVC double glazed door and windows. Ceramic tiled floor.

RECEPTION HALL

Twin panel central heating radiator, cloaks cupboard.

SHOWER ROOM

Tiled shower area and fittings, low flush w.c. UPVC double glazed window.

LOUNGE (FRONT)

15'11 into bay x 10'11 (4.85m into bay x 3.33m)

UPVC double glazed bay window, modern fire surround with electric fire. Twin panel central heating radiator.

LOUNGE (REAR)

13'11 into rear bay x 14'1 (4.24m into rear bay x 4.29m)

UPVC double glazed bay window and French doors to outside. Stone feature fireplace with fitted gas fire, twin panel central heating radiator.

KITCHEN (REAR)

13'10 x 7'3 (4.22m x 2.21m)

Ceramic tiled floor, single drainer twin bowl sink unit with mixer taps, 3 double door and a 4 drawer base unit all with rounded edge work surface over. 3 double door and 3 single door wall units, integrated and concealed fridge and dishwasher, 4 ring gas hob with oven below. Plumbing for automatic washing machine, UPVC double glazed window.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 (FRONT)

16'7 into bay x 10'1 (5.05m into bay x 3.07m)

UPVC double glazed bay window, single panel central heating radiator.

BEDROOM 2 (REAR)

14'1 x 11' (4.29m x 3.35m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 3 (FRONT)

9' x 6'5 (2.74m x 1.96m)

UPVC double glazed window, single panel central heating radiator, single door store.

BATHROOM

9'3 x 7'1 (2.82m x 2.16m)

Corner bath with a jacuzzi fittings and shower fitment over. Pedestal wash hand basin, full height airing cupboard, single panel central heating radiator, UPVC double glazed window.

SEPARATE TOILET

Low flush w.c.

SIDE GARAGE

17'3 x 6'3 (5.26m x 1.91m)

Metal up and over door.

OFF IS A SEPARATE TOILET

Low flush w.c.

OUTSIDE

Paved terrace.

LAWNED REAR GARDEN

Having mature and secluded borders.

COUNCIL TAX BAND:

This Property falls into Council Tax Band D Council Tax Payable Per Year £1,320 Year 2020/21



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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)

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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