



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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12 Greystoke Avenue, Hodge Hill, Birmingham B36 8JJ

Asking price £259,950

A traditional, freehold 3 bedroom semi with spacious through lounge, gas central heating, majority Upvc double glazing and side garage.

Cul-de-sac location with off road parking space to the front. To see more of this property please go to our Virtual Tour online.



Greystoke Avenue is located off the main Bromford Road opposite its junction with Brockhurst Road.

The property stands well back from the roadway, behind a lawned foregarden with enlarged paved vehicular driveway approach 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 with full height bay to the front elevation.

We are advised by our Vendor Client that the concrete floors were fully replaced in 1986,

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

UPVC double doors and windows.

RECEPTION HALL

Single panel central heating radiator, understairs storage cupboard, full height cloaks cupboard.

SPACIOUS THROUGH LOUNGE

25'2 into bay x 13'11 max 10'1 min (7.67m into bay x 4.24m max 3.07m min)

Attractive polished fire surround with tiled hearth and inset and fitted coal effect gas fire. UPVC double glazed bay window. Single panel central heating radiator, UPVC window at rear.

KITCHEN (REAR)

10'9 x 7'7 (3.28m x 2.31m)

Single drainer stainless steel sink unit with mixer taps. 2 double door, 2 single door and a 4 drawer base unit all with work surface over. 2 double door and a single door wall unit, gas cooker point, UPVC double glazed window, full height pantry.

ON THE FIRST FLOOR

LANDING

Loft access.

BEDROOM 1 (FRONT)

14'2 into bay x 10'1 (4.32m into bay x 3.07m)

UPVC double glazed bay window, single panel central heating radiator, 2 double door built in wardrobes.

BEDROOM 2 (REAR)

13'2 x 10'4 (4.01m x 3.15m)

UPVC double glazed window, single panel central heating radiator, 3 double door built in wardrobes.

BEDROOM 3 (FRONT)

9'6 x 6'11 (2.90m x 2.11m)

UPVC double glazed window, single door storage cupboard.

BATHROOM

9'4 x 7'3 (2.84m x 2.21m)

Half height tiling, panelled in bath, vanity wash hand basin, UPVC double glazed windows, linen and airing cupboard.

SEPARATE TOILET

Low flush w.c.

SIDE GARAGE

27'7 x 6'9 (8.41m x 2.06m)

Wall mounted gas fired BAXI central heating boiler.

Off is a separate toilet with low flush w.c.

Enclosed brick built store and UPVC double glazed door and window.

OUTSIDE

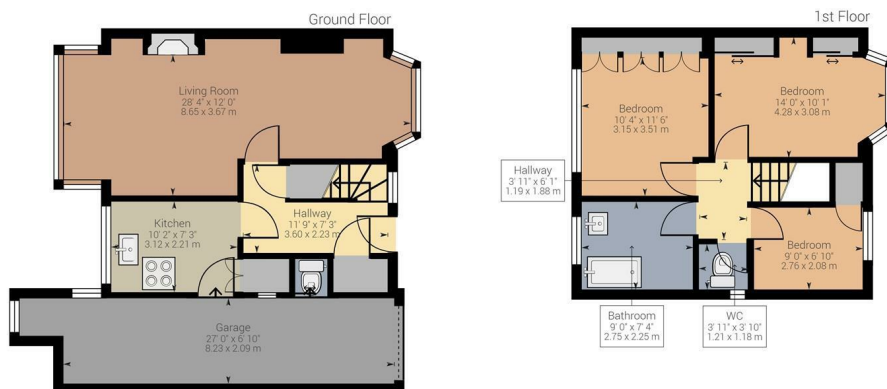
Paved terrace.

Well maintained lawned rear garden with attractive borders.

COUNCIL TAX BAND:

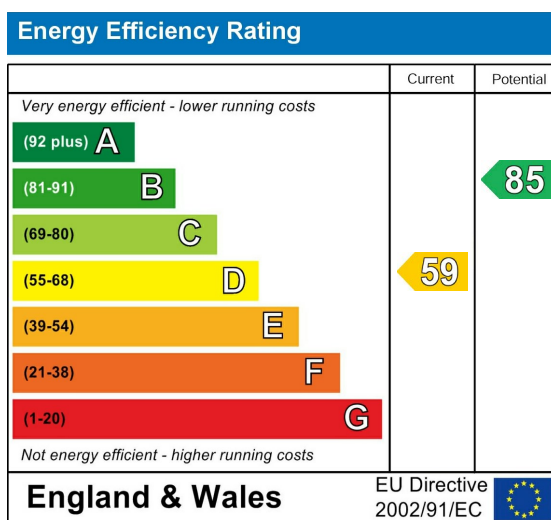
This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,475.82 Year 2020/21





While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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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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