



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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



63 Douglas Avenue, Hodge Hill, Birmingham B36 8EN

Asking price £325,000

A traditional, freehold 3 bedroom semi located in the heart of a popular cul-de-sac. Virtual Tour and Floorplan now online.

Please note that whilst the property is of dated condition and does require modernisation and re-decoration throughout it does benefit from a wide plot with a 10'3" width side garage plus additional land at the side and thus offers much scope for future extensions and development.



Douglas Ave is located off Sandhurst Avenue which in turn is accessed from both Ventnor Avenue and Brockhurst Road.

The property is located in the heart of a cul-de-sac behind a neat fore-garden with tarmac vehicular driveway that provides off road parking space to the front as well as access to the wide (10'3") side garage. 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

Canopy Porch

Reception Hall

Single panel central heating radiator, under stair storage cupboard, fitted cloakroom with low flush WC and wash hand basin.

Sitting Room (front)

15'9 into bay x 10'10 (4.80m into bay x 3.30m)

Twin panel central heating radiator.

Lounge (rear)

14' into rear bay x 13'11 (4.27m into rear bay x 4.24m)

3 x Single panel central heating radiators.

Rear Veranda

8'7 x 8'1 (2.62m x 2.46m)

Kitchen (rear)

10'11 x 7'1 (3.33m x 2.16m)

Basic kitchen wall and base units, gas cooker point, single panel central heating radiator, full height pantry.

On the First Floor

Landing

Loft access off

Bedroom 1 (front)

16'6 x 10'11 (5.03m x 3.33m)

twin panel central heating radiator.

Bedroom 2 (rear)

13'11 x 10'11 (4.24m x 3.33m)

Single panel central heating radiator, 2 x double door built in wardrobes with additional chest of drawers.

Bedroom 3 (front)

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

Single panel central heating radiator, single door storage cupboard.

Bathroom

9'7 x 9' (2.92m x 2.74m)

Panelled in bath with shower over. Pedestal wash hand basin, single panel central heating radiator, airing cupboard housing the wall mounted gas fired central heating boiler.

Separate Toilet

Low flush WC

Wide Side Garage

28'6 x 10'3 (8.69m x 3.12m)

Double door and further single door front access. Door at rear leading to the garden. Sink unit with hot and cold taps. Coal house.

Outside

Paved Patio.

Separate tradesmen side entrance to additional land at the side of the side garage.

The original rear garden is very small (see photos) outside the rear lounge and verandah, however an additional plot of land was purchased by our clients family many years ago from an adjoining property in Coleshill Road thus now granting the house a good sized lanwed area at the rear (see photos)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(55-68) D		
(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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23 COLESHILL ROAD
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BIRMINGHAM B36 8DT
TEL: 0121-784 6660