



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

**HODGE HILL**  
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## 67 Madison Avenue, Hodge Hill, Birmingham B36 8EQ

### Asking price £349,995

Much extended and very well maintained, freehold 3 bedroom semi. With large ground floor extensions and garage conversion. The property now has three reception rooms, a ground floor shower room (in addition to the first floor bathroom), with a stunning, extended and fully fitted modern breakfast kitchen.

Other benefits include gas central heating and Upvc double glazing with off road parking space to the front.

Virtual Tour and Floor Plan now available on our website [www.alex-smith.co.uk](http://www.alex-smith.co.uk)



Madison Avenue is located in between Brockhurst Road and Ventnor Avenue which in turn can be accessed off either Bromford Road or the main Coleshill Road Hodge Hill.

The property stands well back from the roadway behind a paved foregarden/vehiclular driveway that provides multi car parking space to the front.

The property is built of traditional two storey brick construction and is surmounted by a replacement pitched tiled roof with full height bay to the front elevation.

### **THE MOST ATTRACTIVE AND SPACIOUS ACCOMMODATION BRI**

#### **PORCH ENTRANCE**

With UPVC double glazed sliding patio doors.

Further UPVC front door leading to

#### **RECEPTION HALL**

Laminated flooring, twin panel central heating radiator, UPVC double glazed window.

#### **STUDY (FRONT)**

9'9 x 8'3 (2.97m x 2.51m)

The former side garage.

UPVC double glazed window, single panel central heating radiator.

#### **TILED GROUND FLOOR WETROOM**

8'4 x 4'4 (2.54m x 1.32m)

Expensive ceramic tiling to both the floor and walls. Modern shower fitting, wash hand basin, low flush w.c. heated towel rail.

#### **SITTING ROOM (FRONT)**

16'9 into bay x 10'10 (5.11m into bay x 3.30m )

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

#### **EXTENDED FEATURE LOUNGE (REAR)**

26'3 x 14'1 (8.00m x 4.29m)

Fitted gas fire, twin panel and further single panel central heating radiator.

Opening into

#### **EXTENDED FEATURE DINING KITCHEN**

25'8 x 12'8 (7.82m x 3.86m)

A stunning kitchen having a most extensive range of expensively fitted kitchen units comprising:

Sink unit with h & c tap. Fully fitted range of wall and base units with Quartz work surface.

The units include an integrated and concealed full height fridge and separate full height freezer. A separate island houses an expensive four ring gas hob, while a separate eye level double oven/microwave is fitted into the kitchen units. Two UPVC double glazed sliding patio doors, large single panel central heating radiator, spotlights. Laminated flooring.

#### **EXTENDED UTILITY AREA**

8'10 x 4'4 (2.69m x 1.32m)

Ceramic tiled floor. Large sink with mixer taps and single door base unit below. Further single door base unit and 2 full height larder style storage units. Double door and single door wall unit, plumbing for automatic washing machine, single panel central heating radiator.

### **ON THE FIRST FLOOR**

#### **LANDING**

Full height walk in linen and storage cupboard (former separate toilet). Loft access.

#### **BEDROOM 1 (FRONT)**

16'6 into bay x 10'10 (5.03m into bay x 3.30m)

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

#### **BEDROOM 2 (REAR)**

14'1 x 11'1 (4.29m x 3.38m)

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

**BEDROOM 3 (FRONT)**

9'3 x 7'3 (2.82m x 2.21m)

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

**FAMILY BATHROOM**

9'1 x 7'1 (2.77m x 2.16m)

Panelled in bath with shower fitment over. Wash hand basin, low flush w.c. UPVC double glazed window. Single panel central heating radiator.

**OUTSIDE**

Paved patio.

Lawned rear garden with fenced borders.

**COUNCIL TAX BAND:**

This Property falls into Birmingham Council Tax Band D Council Tax Payable Per Annum £1,660.31 Year 2020/21







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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