



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
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34 Beaufort Avenue, Hodge Hill, Birmingham B34 6AE **Asking price £269,950**

An extended and very well maintained, Freehold three bedroom semi with extended through lounge and kitchen.

Upvc double glazing and gas central heating throughout the property.



Beaufort Avenue is located in between Stechford Road and the main Coleshill Road, Hodge Hill.

The property stands well back from the roadway behind a neat lawned foregarden with full length pathway approach. In turn the property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof having full height rounded bay to the front elevation.

The Internal Accommodation Briefly Comprises:-

On The Ground Floor

Porch Entrance

Upvc double glazed door and windows.

Reception Hall

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

Through Lounge Comprising:-

Dining Room (front)

16'10 into bay x 11'5 (5.13m into bay x 3.48m)

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

Archway opening to:-

Extended Lounge (rear)

19'8 x 10'11 (5.99m x 3.33m)

Matching laminated flooring, large brick built fireplace with fitted coal effect gas fire, twin panel central heating radiator, Upvc double glazed sliding patio doors.

Extended Kitchen (rear)

18'4 x 6'10 (5.59m x 2.08m)

Ceramic tiled floor, single drainer single bowl sink unit with mixer taps. Double door, corner double door and four single door base units, two further three drawer base units, double door display unit, three single door wall units, gas cooker point, plumbing for automatic washing machine. Twin panel central heating radiator, Upvc double glazed window.

On The First Floor

Landing

Upvc double glazed window, loft access.

Bedroom 1 (front)

16'5 into bay x 11'5 (5.00m into bay x 3.48m)

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

Bedroom 2 (rear)

12'3 x 11'5 (3.73m x 3.48m)

Upvc double glazed window, single panel central heating radiator.

Bedroom 3 (front)

9'10 x 6'5 (3.00m x 1.96m)

Upvc double glazed window, single panel central heating radiator, double door storage cupboard.

Bathroom (rear)

9' x 6'3 (2.74m x 1.91m)

Modern full height tiling, panelled in bath with shower attachment and second shower fitment, pedestal wash hand basin, low flush WC, heated towel rail, two Upvc double glazed windows.

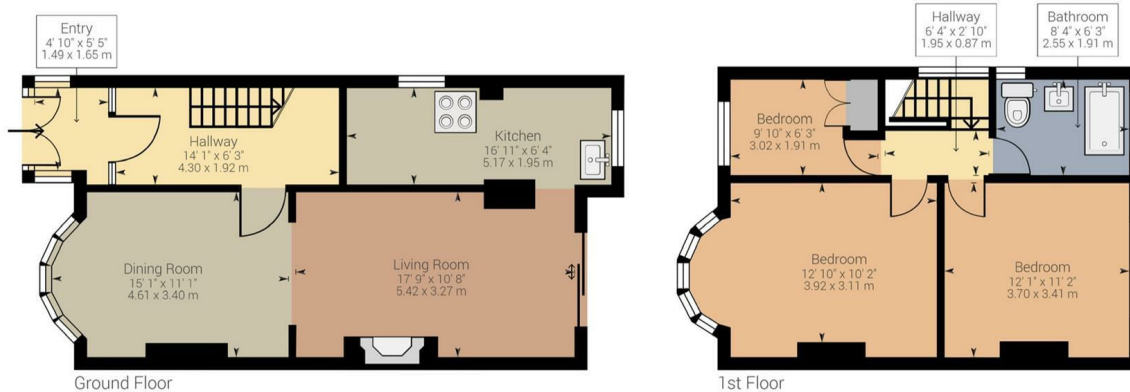
Outside

Paved patio, lawned rear garden, UPVC double glazing, brick built garden room with electric heating, vehicular access at rear.

COUNCIL TAX BAND:

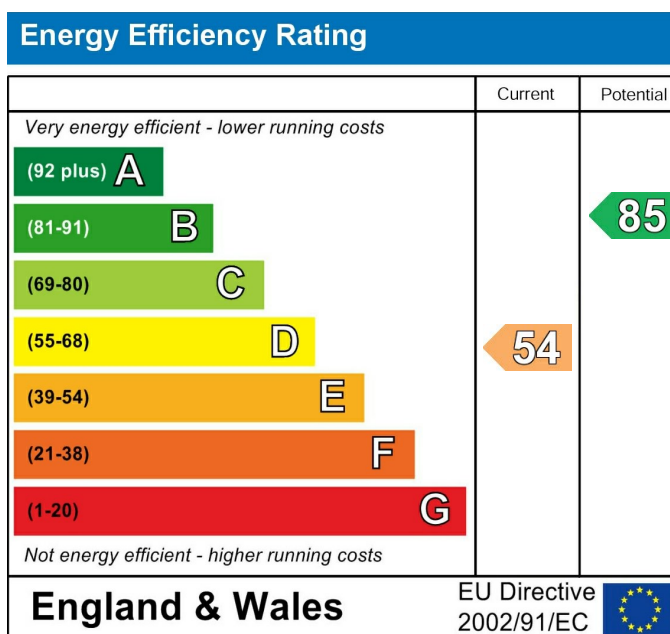
This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,278.62 Year 2017/2018.





Approximate net internal area: 993.39 ft² / 92.29 m²
 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 , 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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