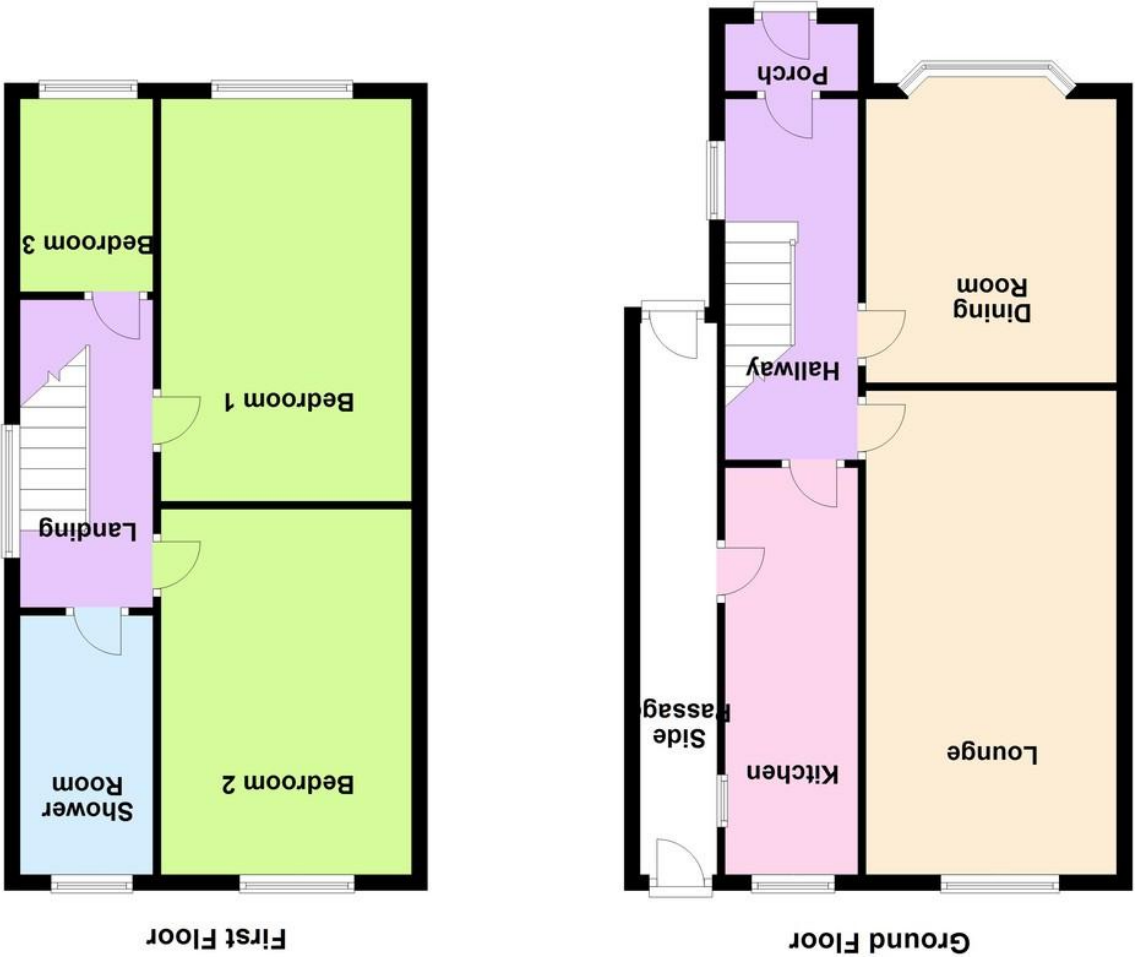


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
Plan produced using PlanUp.



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
Therefore we recommend that you regularly monitor our website or email us for updates.
Please feel free to relay this to your Solicitor or License Conveor.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

42 | E

86 | B

Castle Bromwich | 0121 241 1100



- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO RECPETION ROOMS
- EXTENDED KITCHEN
- EXTENDED LOUNGE
- SHOWER ROOM

Maryland Avenue, Hodge Hill, Birmingham, B34 6EB

£240,000



Property Description

Green and Company are pleased to offer for sale this extended three bedroom semi-detached property in one of the most sought after roads within Hodge Hill. The location gives great access to all local amenities including several well regarded schools (catchment should be checked)

The accommodation comprises porch, hallway, extended lounge, dining room, kitchen, three bedrooms and a shower room. Further benefits include double glazing, front and rear gardens and rear garage. Early viewing is advised in order to avoid potential disappointment. Probate is ongoing.

PORCH Double glazed porch which leads into:-

HALLWAY Having gas heater, double glazed obscure window to side, stairs to first floor landing, doors to lounge, kitchen and dining room and storage under stairs.

DINING ROOM 11' 9" x 10' 10" (3.58m x 3.05m) Having electric fire with surround and double glazed bay window to front.

EXTENDED LOUNGE 20' x 10' 5" (6.1m x 3.18m) Having a gas fire and surround, double glazed window to rear and serving hatch to kitchen.

EXTENDED KITCHEN 16' 8" x 5' 6" (5.08m x 1.68m) Having base and drawer units with roll top work surfaces over, splash back tiling, double glazed window to rear and double glazed window to side, stainless sink and drainer and door to side passage.

SIDE PASSAGE 23' 4" x 3' (7.11m x 0.91m) Having doors to rear garden and front of the property.

FIRST FLOOR LANDING Having double glazed obscure window to side, doors to all bedrooms and shower room.

BEDROOM ONE 12' x 10' 2" (3.66m x 3.1m) Having fitted wardrobes and double glazed window to front.

BEDROOM TWO 12' 5" x 10' 5" (3.78m x 3.18m) Having loft access and double glazed window to rear.

BEDROOM THREE 8' x 5' 5" (2.44m x 1.65m) Having double glazed window to front.

SHOWER ROOM Having shower cubicle with splash back tiling, low level WC, hand wash basin unit, storage cupboard and double glazed obscure window to rear.

OUTSIDE To the rear is a garden mainly laid to lawn with some paved areas, fence boundaries, shrub borders, access to rear garden and rear access. To the front is a paved path leading to front door, mainly laid to lawn and wall boundaries.

Council Tax Band C - Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.