



Maryland Avenue, Birmingham

**burchell
edwards**

Maryland Avenue, Birmingham B34 6EG

for sale offers over
£300,000



Property Description

Burchell Edwards are delighted to offer this three bedroom semi-detached property, situated in the popular area of Hodge Hill, Birmingham (B34). Extended to the ground floor offering off-road parking, a downstairs guest W/C and two reception rooms. To the first floor there is a family bathroom and three bedrooms making this an ideal purchase for a growing family.

To the rear you will find a mature garden that has been well maintained mostly laid to lawn and the internal is very spacious and carries beautiful natural light throughout

Sit among many local amenities, within close proximity of many public transport links and fantastic school catchments.

With the additional benefit of gas central heating all through, we would recommend an early viewing to be essential in order to appreciate the space and accommodation available.

Entrance Hallway

Laminate flooring, central heating radiator, spotlights and stairs to first floor accommodation.

Guest W.C

W.C, wash hand basin, tiling to walls and laminate flooring.

Reception Room One

17' max into bay x 10' 3" max into chimney recess (5.18m max into bay x 3.12m max into chimney recess)

Double glazed bay window to front elevation, central heating radiator and laminate flooring,

Reception Room Two

20' 1" x 9' 1" (6.12m x 2.77m)

Double glazed patio doors to rear elevation, laminate flooring and central heating radiator.

Kitchen

24' 7" x 8' 8" (7.49m x 2.64m)

Double glazed window to rear elevation, double glazed door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and plumbing for dishwasher and washing machine, integrated oven and grill, gas hob with extractor hood, laminate flooring, central heating radiator and spotlights.

Landing

Double glazed window to side elevation, loft access via hatch and carpet.

Bedroom One

13' 3" into bay x 10' 2" into wardrobes (4.04m into bay x 3.10m into wardrobes)

Double glazed window to front elevation, central heating radiator and carpet.

Bedroom Two

13' 10" into wardrobes x 10' 10" (4.22m into wardrobes x 3.30m)

Double glazed window to rear elevation, central heating radiator and carpet.

Bedroom Three

9' 5" x 8' 8" (2.87m x 2.64m)

Double glazed window to rear elevation, central heating radiator and carpet.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin with vanity unit, jacuzzi bath with shower over, heated towel rail, spotlights, tiling to walls and tiled flooring.

Rear Garden

Two patio areas, gated side access to frontage, outside tap and summer house.

Front Garden

Block paved driveway providing off road parking.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Freehold

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