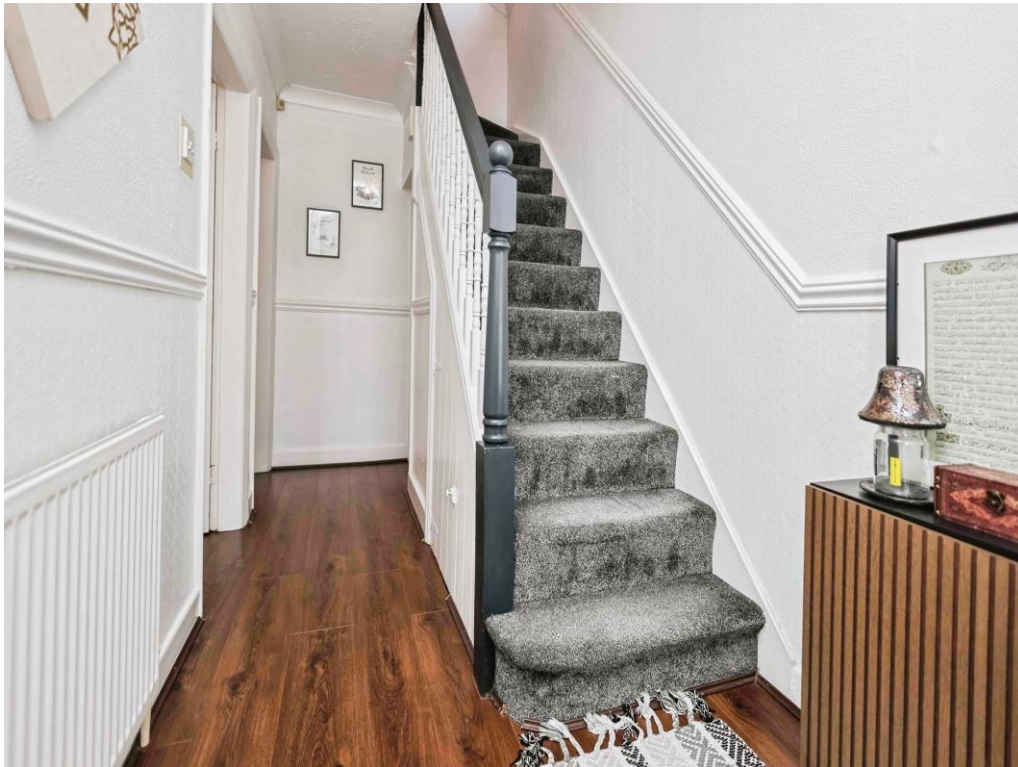




Maryland Avenue, Birmingham

Maryland Avenue, Birmingham, B34 6EG

for sale offers in the region of
£315,000



Property Description

Burchell Edwards are delighted to offer this three bedroom semi-detached property, situated in the popular area of Hodge Hill, Birmingham (B34). Offering off-road parking, a porch, side lobby with guest W/C and two reception rooms, this makes the ideal purchase for growing families. To the first floor there is a family bathroom and three bedrooms creating ample living space.

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. Now utilised as a utility area with plumbing points, this space can easily be converted back into its' original garage if preferred.

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

The loft space is boarded with electric points and the additional benefits of gas central heating throughout, we would recommend an early viewing to be essential in order to appreciate the space and accommodation available.

Entrance Porch

Door and windows to front elevation, tiled flooring and door into:

Entrance Hallway

Stairs to first floor accommodation, central heating radiator, wooden flooring, under stairs storage cupboard and further storage cupboard.

Lounge

13' 1" max x 10' 1" max into recess (3.99m max x 3.07m max into recess)

Double glazed patio doors to rear elevation, carpet and fire place with electric fire.

Dining Room

13' 2" max into recess x 10' 4" max into recess (4.01m max into recess x 3.15m max into recess)

Double glazed bay window to front elevation, central heating radiator, fire place with gas fire and wooden flooring.

Kitchen

9' 2" x 9' 5" (2.79m x 2.87m)

Double glazed bay window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, gas hob with extractor, door to lobby.

Utility Space

17' 4" x 6' 1" (5.28m x 1.85m)

Space and plumbing for washing machine.

Landing

Carpet.

Bedroom One

13' 9" x 8' 3" (4.19m x 2.51m)

Double glazed bay window to front elevation, central heating radiator, carpet and built in wardrobes and cupboards.

Bedroom Two

13' 2" x 10' 2" max into chimney recess (4.01m x 3.10m max into chimney recess)

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

Bedroom Three

9' 1" x 9' 10" (2.77m x 3.00m)

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

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with shower over, vinyl flooring and cupboard housing central heating boiler.

Front Garden

Driveway providing off road parking.

Rear Garden

Patio area, laid to lawn, pathway, trees, shrubs, flower beds and fencing to all boundaries.









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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2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210660



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