



Maryland Avenue, Birmingham

**burchell
edwards**

Maryland Avenue, Birmingham, B34 6EA

for sale offers over
£230,000



Property Description

Burchell Edwards are delighted to offer this three bedroom end of terrace property, situated in the popular area of Hodge Hill, Birmingham (B34).

The property may be in need of some modernisation, offering off-road parking by way of a garage at the rear, a porch and a through lounge. This home makes the ideal purchase for growing families, first time buyers or investors alike.

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.

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

We would recommend an early viewing to be essential in order to appreciate the space and accommodation available.

Approach

Lawn, hedge to border and pathway leading to the front door.

Entrance Porch

Double glazed door to front elevation, double glazed windows and wooden flooring.

Entrance Hallway

Double glazed window to side elevation, stairs to first floor and laminate flooring.

Lounge

26' 6" x 11' 3" max (8.08m x 3.43m max)

Double glazed window to front and rear elevation and two central heating radiators.

Kitchen

11' 6" max x 7' 6" max (3.51m max x 2.29m max)
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, oven, hob, space and plumbing for a washing machine, pantry and central heating radiator.

Landing

Obscure double glazed window to side elevation, airing cupboard housing central heating boiler, loft access and doors off to:

Bedroom One

13' 1" max x 9' 8" max (3.99m max x 2.95m max)
Double glazed window to front elevation, built in storage and central heating radiator.

Bedroom Two

10' 8" x 10' 9" max (3.25m x 3.28m max)
Double glazed window to rear elevation and central heating radiator.

Bedroom Three

10' 4" max x 7' 4" max (3.15m max x 2.24m max)
Double glazed window to front elevation, built in storage and central heating radiator.

Bathroom

Obscure double glazed window to rear elevation, bath with shower over, wash hand basin and central heating radiator.

W.C

obscure double glazed window to side elevation, low level flush WC and central heating radiator.

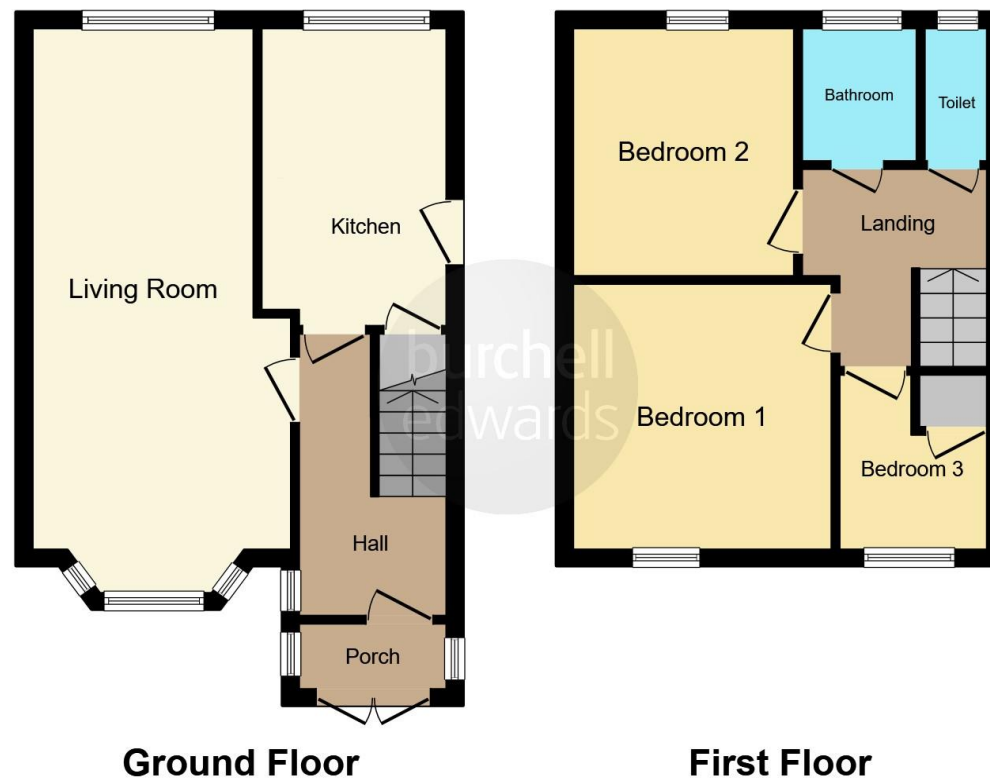
Garden

Patio area, lawn, fence to boundaries, two out buildings and garage to the rear.









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: C Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210845



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