



shepherd
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Maryland Avenue
Hodge Hill
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Shepherd and White are excited to present this MODERNISED & UPDATED THREE-BEDROOM END-TERRACE family home, located in the popular Hodge Hill area of Birmingham. Ideally positioned just minutes from the M6, M5, and M42, this property offers excellent commuter access, while being within easy reach of local shops and amenities.

This beautifully updated home, which also benefits from SOLAR PANELS, is sure to impress. The property is approached via a dropped curb leading to a spacious driveway with parking for two vehicles. To the rear, you'll find a detached double garage with power, lighting, and an electric roller door, accessible via a service road.

Upon entering, you're greeted by a small porch that leads into the inner hallway.

From here, you'll find stairs to the first floor and a doorway leading into the expansive ground-floor reception rooms. The open-plan lounge and kitchen area runs the full depth of the property and forms the heart of this family home. The contemporary refitted kitchen features integrated appliances and a breakfast bar, providing a perfect space for cooking and entertaining.

Adjacent to the kitchen is a conservatory, complete with a gas central heating radiator and plumbing for a washing machine, making it a versatile additional space. There's also a covered area to the side of the property, currently used for storage.

Upstairs, the property offers three well-proportioned bedrooms: two double rooms and a generous single, as well as a stylishly refitted family bathroom with a corner bath. The loft space has been converted to provide additional usable storage.

Outside, the rear garden is low-maintenance, featuring artificial grass and wooden fencing for privacy. The large detached double garage/workshop at the rear offers plenty of potential, and there's additional access to the rear of the garage via a gate.

This is a fantastic family home, offering spacious living, modern updates, and great versatility. An internal viewing is highly recommended to fully appreciate all this property has to offer.

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PORCH

ENTRANCE HALL

LOUNGE

13' 6" x 12' 9" (4.14m x 3.89m)

KITCHEN

16' 0" x 12' 11" (4.88m x 3.96m)

CONSERVATORY

14' 0" x 6' 11" (4.27m x 2.11m)

BEDROOM ONE

13' 8" x 9' 3" (4.17m x 2.84m)

BEDROOM TWO

10' 4" x 9' 10" (3.15m x 3.02m)

BEDROOM THREE

10' 0" x 6' 0" (3.07m x 1.85m)

BATHROOM

OUTSIDE

A dropped kerb and leads to a block pavier driveway

REAR GARDEN

To the outside is a low maintenance private rear garden mainly laid with artificial grass and wooden fence surrounds with access to the large double detached garage/workshop set to the rear. There is also a gateway leading to the rear of the garage.



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92+) A		
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Services

The services, systems and appliances listed in this specification have not been tested by Shepherd & White and no guarantee as to their operating ability or efficiency can be given.

Tenure

Freehold – Shepherd & White recommends that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Council Tax

Birmingham, Band B

Flood Risk

Surface & River, very low

Mobile & Broadband

Multiple Options for Broadband/mobile phone signal.

Thinking of Selling?
For a free valuation of your property with no obligation contact Shepherd & White on
0116 3666326

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