



## Ashdale Drive

Maypole, Birmingham, B14 4TX

- A Well Presented Mid Terrace Property
- Three Good Size Bedrooms
- Lounge Diner & Breakfast Kitchen
- First Floor Family Bathroom & Ground Floor Guest Shower Room

**£230,000**

EPC Rating 'TBC'







## Property Description

The property is set back from the road behind a paved pathway and green area to front with mature trees and open fields to side. Access is gained via imprinted concrete fore-garden with fencing to boundaries extending to UPVC double glazed front door with external light to side leading through to

### Entrance Hallway

With wooden flooring, radiator, ceiling light point, useful storage cupboard and doors leading off to





### Ground Floor Guest Shower Room

With tiling to water prone areas, shower enclosure with electric shower, WC with enclosed cistern, radiator, extractor, ceiling light point and tiled flooring

### Dining Kitchen to Front

10' 5" x 8' 10" (3.2m x 2.7m) Being fitted with a range of wall, drawer and base units incorporating glazed display cabinet, complementary wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset electric oven, space and plumbing for washing machine, space for fridge freezer, double glazed window to front elevation, radiator and ceiling light point



### Lounge Diner to Rear

17' 0" x 16' 0" (5.2m x 4.9m) With double glazed window to rear, French doors leading out to the rear garden, two ceiling light points, wooden flooring, coving to ceiling, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and electric fire with marble hearth and surround



### Accommodation on the First Floor

#### Landing

With loft access, ceiling light point, useful airing cupboard housing central heating boiler and doors leading off to



### Bedroom One to Rear

14' 9" x 9' 2" (4.5m x 2.8m) With double glazed window to rear elevation and ceiling light point



### **Bedroom Two to Front**

12' 5" x 9' 2" (3.8m x 2.8m) With double glazed window to front elevation and ceiling light point

### **Bedroom Three to Rear**

10' 5" x 5' 10" (3.2m x 1.8m) With double glazed window to rear elevation and ceiling light point

### **Family Bathroom to Front**

5' 10" x 5' 6" (1.8m x 1.7m) Being fitted with a three piece white suite comprising panelled bath with thermostatic shower over and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to front, tiling to water prone areas and ceiling light point



### **Low Maintenance Rear Garden**

Being paved for low maintenance with mature shrubbery, fencing to boundaries, decorative pergola and gated access to rear providing access to garage in separate block

### **Tenure**

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges.