



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.