



smarthomes

Ashdale Drive

Maypole, Birmingham, B14 4TU

- A Well Maintained Semi-Detached Family Home
- Three Good Size Bedrooms
- Extended Lounge/Diner
- Extended Breakfast Kitchen

Offers Over £265,000

EPC Rating 'TBC'





Property Description

The property is set back from the road behind a tarmac driveway providing off road parking with shrub borders, walled front boundary and a UPVC double glazed door leading into

Porch

With UPVC double glazed windows to front and side elevations, wall mounted electric heater, wall light point, tiled flooring and a further UPVC double glazed door leading into

Welcoming Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation, under stairs storage cupboard and door leading off to



Extended Lounge/Diner to Rear

23' 5" x 10' 7" (7.14m x 3.23m) With UPVC double glazed sliding patio doors leading to rear garden, coving to ceiling, feature marble effect fireplace with living flame gas fire, wall mounted radiator, wall and ceiling light points and sliding door to



Extended Breakfast Kitchen to Rear

22' 8" x 5' 9" (6.91m x 1.75m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Inset oven, integrated fridge/freezer, dishwasher and washing machine, tiling to splash back areas and floor, radiator, ceiling light points, double glazed windows to the side and rear aspects and an obscure double glazed door leading to rear garden



Landing

With an obscure double glazed window to side, access to loft space, storage cupboard and door to

Bedroom One to Rear

13' 5" x 9' 11" (4.09m x 3.02m) With double glazed window to rear elevation, wall to wall fitted furniture including wardrobes and matching drawers, radiator and ceiling light point



Bedroom Two to Front

13' 5" x 7' 9" (4.09m x 2.36m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Three to Rear

10' 4" x 6' 7" (3.15m x 2.01m) With double glazed window to rear elevation, radiator and ceiling light point



Re-Fitted Family Shower Room to Front

Being re-fitted with a modern white suite comprising of a large walk in shower with electric shower, vanity wash hand basin and a low flush W.C. Radiator, airing cupboard, tiling to full height, ceiling spot lights and an obscure double glazed window to the front elevation

Landscaped Rear Garden

With an artificial lawn, paved patio area, well stocked shrub borders, pergola, timber storage shed, gated side access and panelled fencing to boundaries



Integral Garage

With an up and over door for vehicular access

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