



smarthomes

## Ashdale Drive

Maypole, Birmingham, B14 4TX

- A Beautifully Presented Semi-Detached Family Home
- Three Bedrooms
- Re-Fitted Kitchen
- Re-Fitted Family Bathroom

**Offers Over £300,000**

EPC Rating - TBC

Current Council Tax Band - C





## Property Description

The property is set back from the road behind a tarmac driveway providing off road parking extending to UPVC double glazed door leading into

### Enclosed Porch

With double glazed windows to property frontage and side, wood effect flooring and further obscure double glazed door leading to

### Entrance Hallway

With wood effect flooring, ceiling light point, feature vertical radiator, oak staircase leading to the first floor accommodation with useful under-stairs storage cupboard and oak doors leading off to



### **Lounge/Diner to Rear**

16' x 10' 6" (4.88m x 3.2m) With UPVC double glazed French doors leading to rear garden, feature vertical wall mounted radiator, wood effect flooring, floating electric fire and ceiling light point



### **Dual Aspect Re-fitted Kitchen**

15' 11" x 5' 11" (4.85m x 1.8m) Being re-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 ceramic hob with extractor hood over and oven below. Tiling to splash back areas, wood effect flooring, vertical radiator, ceiling light point, under stairs storage cupboard, a double glazed door to side and UPVC double glazed windows to the side and rear aspects



### **Landing**

With ceiling light point, obscure double glazed window to side, storage cupboard, access to loft space via a drop down ladder and doors leading off to

### **Bedroom One to Rear**

13' 6" x 10' (4.11m x 3.05m) With double glazed window to rear elevation, feature vertical radiator, ceiling light point and fitted wardrobes with sliding doors

### **Bedroom Two to Front**

13' 8" x 7' 9" (4.17m x 2.36m) With double glazed window to front elevation, radiator and ceiling light point



### **Bedroom Three to Rear**

10' 6" x 6' 7" (3.2m x 2.01m) With double glazed window to rear elevation, radiator and ceiling light point



### Re-Fitted Family Bathroom to Front

Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, feature vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the front elevation

### Private South Facing Rear Garden

Being mainly laid to lawn with paved patio, gated side access and panelled fencing to boundaries



### Integral Garage

16' 8" x 7' 10" (5.08m x 2.39m) With an up and over door for vehicular access, wall mounted gas central heating boiler, ceiling light point and courtesy door to hallway

### 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. Current council tax band - C



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