



97 ASHDALE DRIVE, NR HOLLYWOOD, B14 4TX **OFFERS IN EXCESS OF £185,000**

- HALLWAY
- MODERN KITCHEN
- THREE BEDROOMS
- FRONT & REAR GARDENS
- GROUND FLOOR WC
- LOUNGE DINER
- MODERN BATHROOM
- GARAGE EN BLOCK

A well presented modern mid terraced house in this popular and convenient location.

Close to local primary schooling and Secondary Schools, Education facilities are subject to confirmation from the Education Department and there is the benefit of local shops at Maypole including Sainsburys and easy access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond.

The property is situated within a short drive to Shirley along Maypole Lane and one can continue beyond Alcester Road to Birmingham city centre and the southern Birmingham suburbs, along with the Hollywood by-pass which links to the M42, forming the hub of the national motorway network.

There are railway stations nearby at Yardley Wood, Wythall and Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham.

Set back via a paved footpath with front lawn and garden a part glazed composite front door opens into the inner porch with door into the

HALLWAY

Having ceiling light point, central heating radiator and doors to the modern kitchen, storage cupboard and

GROUND FLOOR WC

Having low level WC, wash hand basin in vanity unit, ceiling light point and central heating boiler

MODERN KITCHEN

11'10" x 9'7" (3.61m" x 2.92m")



Having a modern range of white gloss units with work surfaces over incorporating sink and drainer with mixer tap, four ring gas hob with oven beneath and extractor over, ceramic wall tiles, space for fridge freezer and washing machine, ceiling light point, central heating radiator and UPVC double glazed window to the front

LOUNGE DINER

16'11" x 16'7" (5.16m" x 5.05m")



Having stairs rising to first floor accommodation, two wall light points, central heating radiator and UPVC double glazed window and sliding patio doors to the rear garden

LANDING

Having ceiling light point, loft access and doors to three bedrooms, bathroom and airing cupboard

BEDROOM 1

15'1" x 9'5" (4.60m" x 2.87m")



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobes and storage cupboard

BEDROOM 2

11'7" x 9'8" (3.53m" x 2.95m")

Having UPVC double glazed window to the front, ceiling light point, central heating radiator and built in storage cupboard

BEDROOM 3

10'11" x 6'6" (3.33m" x 1.98m")

Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

MODERN BATHROOM



Having panelled bath with shower over, low level WC, wash hand basin, ceramic wall and floor tiles, ceiling light point, heated towel rail and UPVC double glazed window to the front

GARAGE EN BLOCK

REAR GARDEN

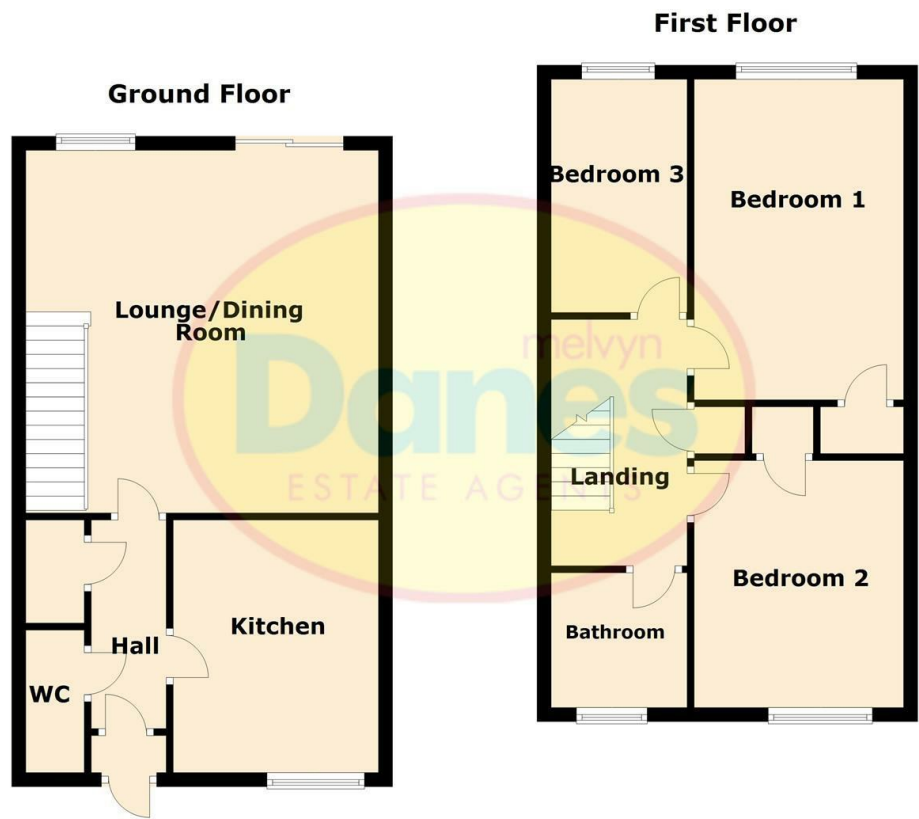


Having patio area leading to artificial lawn with fencing to boundaries and gated rear access



Floor Plan

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



FLOOR PLAN Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contact.

TENURE We are advised that the property is Freehold but as yet we have not been able to verify this.

PLANNING PERMISSION AND BUILDING REGULATIONS Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

THE CONSUMER PROTECTION REGULATIONS The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

PROPERTY TO SELL? If in order to purchase this property should you wish to sell your existing home, please do not hesitate to contact Pat Gilbert on 01564 826555 who would be pleased to discuss its current market value, our fees and services with you.

