



**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

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## **73 Ashville Avenue, Castle Bromwich, Birmingham B34 6NA**

### **Asking price £215,000**

A slightly extended, freehold, 3 bedroom semi detached bungalow with extended utility area, gas fired central heating, Upvc double glazing and a side garage, Virtual Tour now available online.

NO UPWARD CHAIN.



Ashville Avenue is located in between Heathland Avenue and Heathway, both of which can be accessed via the main Coleshill Road Hodge Hill.

The bungalow sits well back from the roadway behind a paved foregarden/vehicular driveway. The bungalow is built of traditional single storey brick construction and is surmounted by a pitched tiled roof.

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### PORCH ENTRANCE

UPVC double glazed door and windows.

#### RECEPTION HALL

Loft access off. Single panel central heating radiator. Airing cupboard.

#### LOUNGE (REAR)

14'11 x 11'5 (4.55m x 3.48m)

Polished fire surround with marble hearth and inset. Fitted coal effect gas fire, single panel central heating radiator, UPVC double glazed window.

#### KITCHEN (REAR)

8'3 x 6'4 (2.51m x 1.93m)

Single drainer stainless steel sink unit with mixer taps. 3 double door and a single door base unit all with rounded edge work surface over. 2 single door wall units, electric cooker point, single panel central heating radiator, UPVC double glazed window.

Opening to

#### EXTENDED UTILITY AREA

13'5 x 7'1 (4.09m x 2.16m)

Plumbing for automatic washing machine, UPVC double glazed door and window. Access to side garage.

#### BEDROOM 1 (FRONT)

12'11 x 11' (3.94m x 3.35m)

UPVC double glazed bay window. Single panel central heating radiator.

#### BEDROOM 2 (SIDE)

9' x 7'9 (2.74m x 2.36m)

UPVC double glazed window. Single panel central heating radiator, single door storage cupboard.

#### BEDROOM 3 (FRONT)

10'1 x 7'3 (3.07m x 2.21m)

UPVC double glazed window, single panel central heating radiator. Built in double door and 2 single door wardrobes.

#### BATHROOM (SIDE)

7'10 max x 6' (2.39m max x 1.83m)

Panelled in bath with handrails and tiled splashback. Vanity wash hand basin, low flush w.c. UPVC double glazed window. Single panel central heating radiator.

#### SIDE GARAGE

25'10 x 7'8 (7.87m x 2.34m)

Double door entrance with electric power and lighting.

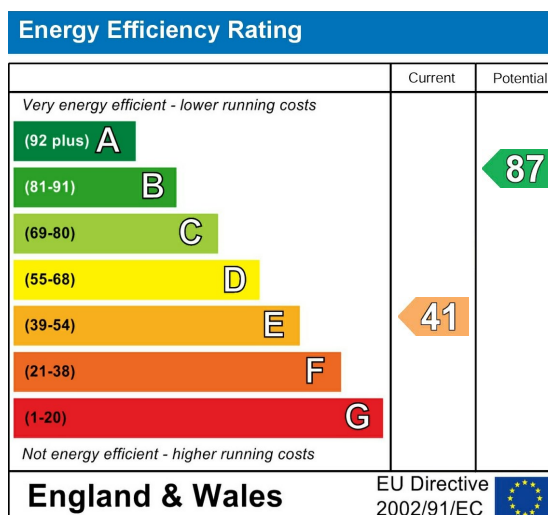
#### COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,475.82 Year 2020/21









**TENURE:** We are advised that the property is Freehold, however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

**SERVICES:** Mains drainage, gas, electricity and water are connected together with gas fired central heating and telephone, subject to BT/ Cable Regulations

**VIEWING:** By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill)

**PROPERTY MISDESCRIPTION ACT:** The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.



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