



Offers Over £350,000

The Ashes, Ash Crescent, Kingshurst, Birmingham, B37 6AF

**** MODERN BUILD ** DETACHED ** STUNNING PROPERTY ** DRIVEWAY ** NO CHAIN ****

This MODERN build DETACHED property creates a stunning FAMILY HOME spread out over three floors and offering an ultra-modern way of living. The property has a PRIVATE DRIVEWAY to the front for multiple vehicles, an ENCLOSED ENTRANCE PORCH, entrance hallway, front reception room with bay window, a GUEST CLOAKROOM, and an OPEN PLAN FAMILY AREA to the rear consisting of a kitchen, dining room and seating area with BI-FOLD doors to the rear garden area. The ground floor also has the benefit of UNDER FLOOR HEATING. To the first floor there are THREE BEDROOMS all with fitted bedroom units and a FAMILY BATHROOM. To the loft area there is a PENTHOUSE STYLE bedroom with a shower room EN-SUITE. VIEWING IS VERY HIGHLY RECOMMENDED on this contemporary modern family home. Energy Efficiency Rating:- Awaiting.

Front Garden/Driveway

Block paved driveway providing off road parking for multiple vehicles with a decorative low wall retaining border to one side, decorative stone covered flower bed with mature shrubbery inset. Fence border to the border of the wall retaining flower bed, access gate to the side allowing access to the rear garden area and a Composite door giving access to:-

Entrance Porch

4'5" x 3'10" (1.35m x 1.17m)

Ceiling mounted light, electrical socket, ceiling mounted light, tiling to the floor area, and a further Composite door allowing access to:-

Entrance Hallway

Stairs rising to the first floor landing area with decorative storage cupboards below creating a display area with a stone effect work surface over, and a double socket for convenience. Under floor heating below the high gloss tiling to the floor area, LED spotlights inset to the ceiling and doors to:-

Guest Cloakroom

6'9" x 2'6" (2.06m x 0.76m)

Modern style storage to one wall with the mid-section housing the boiler, low flush WC with a wash hand basin inset to the top of the cistern

area. Extractor fan to the wall area, ceiling light, and under floor heating below the high gloss floor tiling which extends through from the entrance hallway area for continuity.

Front Reception Room

13'3" into bay 10'5" to wall x 13'3" (4.04m into bay 3.18m to wall x 4.04m)

Double glazed angled bay window to the front, under floor heating to the high gloss tiled floor continuing from the entrance hallway area. LED spotlights inset to the ceiling area in the bay and to the edge of the main ceiling area.

Open Plan Kitchen/Dining/Reception Room

19'8" max 13'2" min x 16'3" max 13'1" min (5.99m max 4.01m min x 4.95m max 3.99m min)

Range of wall mounted and floor standing base units with two glass fronted display units, and a stone effect work surface over incorporating the draining board area to the side of the Belfast style sink inset with a mixer tap over. Appliances build in consist of a Neff double eye level oven, Neff electric hob with central fan inset, Neff under unit dishwasher unit, and an Electrolux larder style fridge/freezer. Matching Central Island to the kitchen area with a pop up multi plug and USB point inset to the work surface area and storage below. LED spotlights inset to

the ceiling area, two sky lights inset to the ceiling area situated to the rear of the room. Under floor heating below the high gloss tiling continuing through from the hallway area, and grey in colour brick design tiling to the walls. Double glazed window to the rear, double glazed door also to the rear allowing access to the rear garden area, and a set of double glazed triple Bi-Fold doors also to the rear allowing access to the rear garden area.

FIRST FLOOR

Landing

Stairs rising to the second floor loft area, and doors to:-

Bedroom One

11'3" x 10'5" (3.43m x 3.18m)

Double glazed window to the front, radiator, and three double fitted grey high gloss fitted wardrobes to one wall.

Bedroom Two

9'11" x 9'5" (3.02m x 2.87m)

Double glazed window to the rear, radiator, and two double fitted high gloss grey wardrobes to one wall



Bedroom Three

9'10" x 8' max 6'6" min (3.00m x 2.44m max 1.98m min)

Double glazed window to the rear, radiator, and fitted bedroom units in a grey high gloss finish consisting of a double wardrobe, and a tall boy with three drawers below.

Bathroom

8' x 5'5" (2.44m x 1.65m)

Suite comprised of a panelled bath with a boiler fed shower unit over consisting of a rainfall overhead and detachable shower attachment. Low flush WC and a wash hand basin inset to a vanity unit providing storage below. Partly tiled walls to the splash prone areas, wood effect flooring, extractor fan to the wall area. LED spotlights inset to the ceiling area, chrome effect ladder style radiator, and a double glazed window to the front.

SECOND FLOOR

Landing

Decorative display alcove/shelf area as you enter the stairs, double glazed Velux style window to the rear at the top of the staircase and a door to:-

Loft Bedroom

14' max 11'9" min (+ alcove 5'9" x 4'4") x 13'11" (4.27m max 3.58m min (+ alcove 1.75m x 1.32m) x 4.2)

Double glazed Dormer style window to the

rear, and a double glazed Velux style window also to the rear. Radiator, industrial design clothes rails to one wall, open access storage area to the eaves (alcove 5'9" x 4'4"). Door to:-

Loft En-Suite Shower Room

6'11"x 4'4" (2.11mx 1.32m)

Suite comprised of a corner shower cubicle with an electric shower inset, was hand basin inset to the vanity unit providing storage below and a low flush WC. Storage drawers to one wall inset to the eaves area, wood effect flooring, tiling to the splash prone area and coat hooks to one wall.

OUTSIDE

Rear Garden

Landscaped rear garden with a mixture of wall and fence perimeters surrounding the rear garden consisting of Porcelain tiling to the patio area with matching up-stands and steps inset to the decorative low retaining wall leading to the raised garden laid mainly to lawn. Three modern design up/down lights to the outer walls, outside tap and an access gate to the side allowing a direct access to/from the front garden area.

