



21 Ashmore Road

Cotteridge, Birmingham, B30 2HB

Offers In The Region Of £350,000



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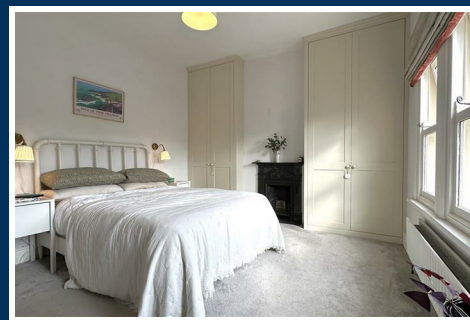
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A SIMPLY STUNNING PERIOD HOME WITH WONDERFUL LOFT WITH EN-SUITE - NO CHAIN! Quite simply this is a beautiful period home in one of the areas most sought-after, tree lined roads. With endless character features this spacious, three, double bedroom home has also been tastefully updated and extended to offer superb space and style in a location that is hard to beat. Being just a short stroll into Cotteridge park you also have excellent commuter links close by via Bournville and Kings Norton train stations, you are also well placed for Bournville village, Stirchley high street and also all of the amenities in Cotteridge alongside being well placed for the excellent nearby schools. This pretty period home also has the benefit of being offered with no onward chain and offers the following; entrance vestibule, entrance hallway, front reception with feature fireplace, bay window with stained glass and bespoke storage, rear reception with feature fireplace, re-fitted contemporary kitchen and a pretty cottage garden. To the first floor there are two double bedrooms, beautiful re-fitted four piece bathroom and then a fantastic dormer loft conversion offering a third double bedroom with Juliette balcony and contemporary en-suite shower room. You won't see better! To book your viewing please call our Bournville sales team! Council Tax Band B and EPC Rating D.



Approach

This beautifully presented and enlarged three bedroom terrace home is approached via a mature front fore garden with mature plants and shrubs with steps then leading up to hardwood front entry door with original style stained glass numbered leaded light window above and opening into:

Entrance Vestibule

With hardwood wooden floor covering, tiled walls, wall mounted fuse box and leaded light stained glass door with accompanying above window opening into:

Main Hallway

With continued wooden hardwood floor covering, central heating radiator, cornice to ceiling, ceiling light point, decorative dado rail, stripped pine interior door opening into under stairs storage cupboard providing plentiful storage, shelving and light point and and open walkway into:

Front Reception Room

13'1", 114'9" to bay x 8'7" (4.35 to bay x 2.63)

With original style bay window with double glazed wooden framing and also incorporating original leaded light stained glass windows to the front aspect, central heating radiator, in-built bespoke storage to alcoves incorporating cupboards and shelving units, original cornice to ceiling, inset decorative cast iron fireplace with tiled hearth and wooden mantle piece and surround and ceiling light point.

Rear Reception

11'11" x 13'2" (3.65 x 4.03)

With oak interior door giving access to stairs giving rise to the first floor landing, three wall mounted light points, ceiling light point, beam work to ceiling, inset decorative

cast iron fireplace with slate hearth and decorative wooden mantle piece and surround, sash style wooden framed double glazed window to the rear aspect, continued hardwood floor covering, central heating radiator and stripped pine interior door opens into:

Refurbished Kitchen

14'0" x 7'2" (4.28 x 2.2)

With a superb selection of light grey fronted matching wall and base units with quartz work surfaces, inset Belfast sink with hot and cold mixer tap, integrated Bosch dishwasher, wooden framed sash style double glazed windows to the side aspect, in-built cupboard housing the fridge freezer, slate tiled floor covering, ceiling light point, various wall mounted shelving units, further wooden framed double glazed window to the side aspect, wooden framed stable door giving lovely views and access to the rear garden, central heating radiator, plumbing facility for washing machine and space facility for gas cooker with in-built extractor over.

First Floor Accommodation

From rear reception room stairs with balustrades gives rise to the first floor landing with two drop down ceiling light points and stripped pine interior doors opening into:

Bedroom One

11'1" x 13'9" (3.4 x 4.2)

With feature wooden framed window to the triple double glazed sash effect windows to the front aspect, central heating radiator, inset decorative cast iron fireplace on slate hearth, bespoke in-built wardrobes to alcoves, ceiling light point and two wall mounted light points.

Bedroom Two

10'4" x 10'9" (3.15 x 3.3)

With central heating radiator, single glazed original style sash window to the rear aspect, inset cast iron fireplace, door opening into eaves storage space from the under stairs for the loft conversion and ceiling light point.

Superb Four Piece Bathroom

14'4" max x 7'0" (4.38 max x 2.15)

With double walk-in shower with mains power shower over, wash hand basin on vanity unit with under sink storage and hot and cold mixer tap, low flush WC, freestanding roll edge claw footed bath with hot and cold mixer tap and shower attachment, wall mounted feature contemporary column radiator, frosted single glazed sash windows to the rear aspect, tongue and groove paneling to half wall height, two ceiling light points and tiled effect floor covering.

Loft Conversion

16'4" max x 13'6" max (5 max x 4.13 max)

From first floor landing turning staircase with decorative painted balustrades gives rise to this stunning top floor with double glazed French doors giving access to Juliette balcony with in-built blinds and giving views to the rear access, central heating radiator, ceiling light point, in-built walk-in storage to eaves space and stripped pine interior door opens into:

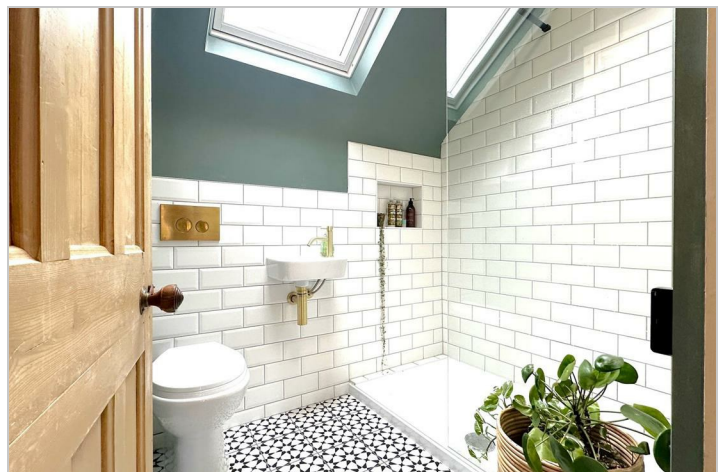
Contemporary En-Suite Shower Room

8'4" x 5'1" (2.56 x 1.57)

With walk-in shower with mains power shower, wall mounted wash hand basin with hot and cold mixer tap, hidden cistern push button WC, contemporary tiling to all splash backs and floor, double glazed Velux roof light to the front aspect, ceiling light point, wall mounted extractor and wall mounted heated towel rail.

Rear Garden

With blue engineering brick patio with pergola with climbing grapevine, wooden side access gate to shared alleyway to the front of the property and patio leading on to steps rising up to main garden area with mature lawns and decorative flowerbeds to all borders and incorporating plants and shrubs and further step up to rear garden area with a mixture of blue slate chippings, patio areas and raised brick wall with decorative flowerbeds and mature plants and shrubs and being finished with a mixture of panel fencing and walling to all boundaries.





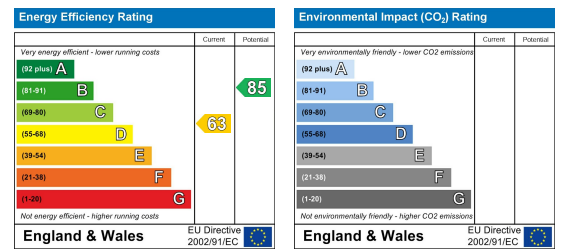
Floor Plan



Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.