



**Aston
Bradley**
CHARTERED SURVEYORS

40 Townley Gardens, Aston, B6 6LP

£195,000



- Three Bedroom Mid Terrace
- Central Heated
- Good Transport Links
- Double Glazed
- Close To All Amenities
- Saught After Location



40 Townley Gardens, Aston, B6 6LP

Aston Bradley are pleased to be offering to the sale market this three-bedroom terraced property located on Townley Gardens in Aston, Birmingham.

#BringingYourVisionToLife

The ground floor of this family home includes a spacious reception room with double glazed doors leading to the rear garden, a fitted kitchen and guest WC. The first floor is home to three bedrooms and a good-sized bathroom. The property also benefits from a driveway, entrance porch, double glazing and central heating throughout.

BUYING? CALL US ON 0121 240 0299 FOR YOUR FREE NO OBLIGATION VALUATION

The property is located less than 3 miles from Birmingham City Centre and only 1 mile from the One Stop Shopping Centre. It has good transport links such as regular bus services, Witton and Perry Barr train stations and is also close to all local amenities in particular shops, gyms, doctor surgeries and schools.

Please contact Aston Bradley on 0121 240 0299 for further details or to book your viewing, we look forward to your custom.

Tenure: Freehold

Price: £1,99,950

Council Tax – We are advised the property is currently Band B

WE ARE SOCIAL FOLLOW ASTON BRADLEY ON FACEBOOK, INSTAGRAM & TWITTER FOR LIVE FEED UPDATES ON OUR LATEST PROPERTIES

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Reception Room

10'5" x 22'9" (3.19m x 6.94m)

This room comprises of laminate flooring, wallpapered and painted walls, outset of fire aspect, patio doors leading out to the rear garden.

Kitchen

8'11" x 10'0" (2.72m x 3.05m)

The room consist of lino flooring, tiled walls, wall and base units, window is to the front aspect of the property.

W.C

2'3" x 5'2" (0.71m x 1.60m)

Room benefits from low flush toilet, hand wash basin, lino flooring, tiled walls, frosted window to the front aspect.

Bedroom One

13'1" x 11'9" (3.99m x 3.60m)

Master room is a good double size, comprising of carpeted flooring, painted walls, window is to the rear aspect of the property.

Bedroom Two

9'5" x 11'6" (2.89m x 3.52m)

This room consists of carpeted flooring, painted walls, window is to the front aspect.

Bedroom Three

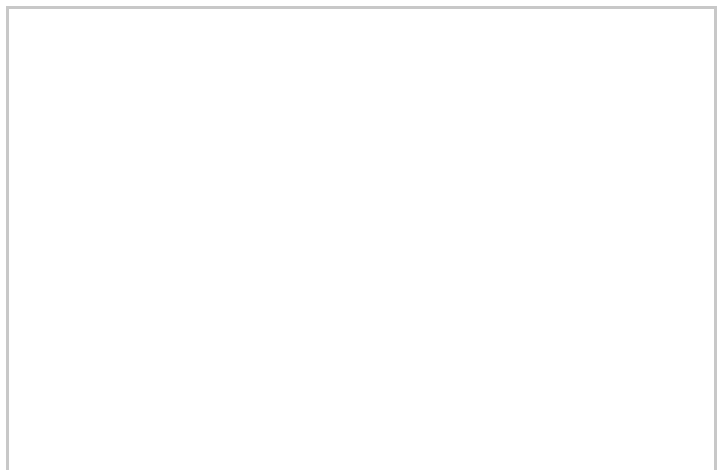
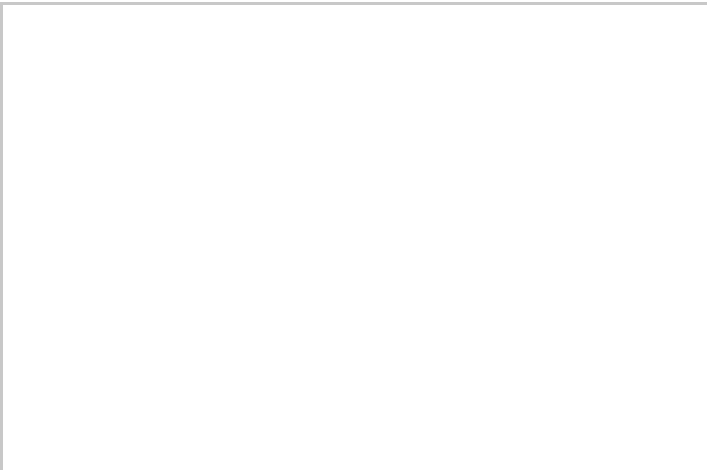
5'5" x 8'6" (1.66m x 2.61m)

The room benefits from carpeted flooring, magnolia painted walls, window is to the rear aspect of the property.

Bathroom

2.56m x 1.66m

Double glazed window to front aspect, ceiling light point, bath , central heating.



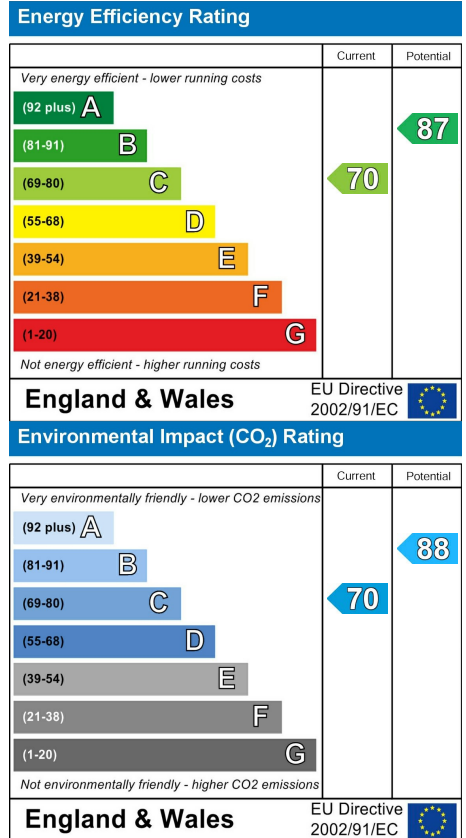
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Edgbaston Office on 0121 240 0299 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.