



**Aston
Bradley**
CHARTERED SURVEYORS

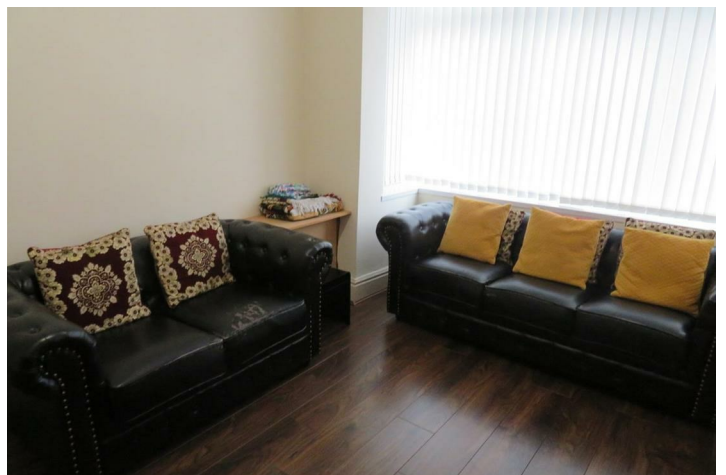
15 Monk Road, Ward End, B8 2TR

Offers over £237,950



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- Extended
- Large Outhouse
- Good Transport Links
- Double Glazed
- Central Heated
- Close To All Amenities



15 Monk Road, Ward End, B8 2TR

A superb opportunity has come to the sale market in the form of this well-presented, extended terraced house that is situated in a popular and sought after residential area of Birmingham.

This well-presented family home comprises, two reception rooms, kitchen, and bathroom, on the ground floor upstairs leads to three bedrooms, and a bathroom. Outside the property has a front and back garden with access to a large outhouse in the back.

The property includes UPVC double glazing, gas fire as well as central heating that will only be fully appreciated by an internal inspection.

the property is situated in an area which has an array of everyday facilities which include supermarkets, primary and secondary schools, parks. The town centre is accessible via excellent transport routes which offers larger shopping facilities and links by both road and rail to the major towns and cities.

Don't miss out on the opportunity to own this lovely property in a vibrant neighbourhood with so much to offer. Schedule a viewing today and see for yourself why this property is the perfect place to call home.

For more information or to arrange a viewing, contact the office on 0121 240 0299.

Tenure: Freehold

Price: £237,950

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

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Reception Room One

10'4" x 13'10" (3.16m x 4.24m)

Double glazed window overlooking the front, ceiling light point, power points, gas fire, laminate Floor, central heating and door leading to the hallway.

Reception Room Two

11'11" x 13'9" (3.65m x 4.21m)

Ceiling light point, carpet floor, power points, central heating, gas fire and door leading to the hallway, kitchen and first floor.

Kitchen

17'2" x 8'2" (5.24m x 2.51m)

Double glazed window overlooking the side, fully fitted wall and base kitchen units, single bowl Stainless Steel sink with mixer tap, ceramic tile floor, light points, electric power points, Central heating, doors leading to reception room 2 and hallway

Bathroom

13'6" x 8'0" (4.14m x 2.45m)

Double glazed windows overlooking the side and rear, ceiling light point, Jacuzzi with shower in bathtub, shower cubicle pedestal hand wash basin, tiled walls, electric heating, Vinyl floor, door leading to hallway

Lean To

34'2" x 5'1" (10.43m x 1.55m)

Electric power point, door leading to garden

Bedroom One

13'8" x 11'1" (4.19m x 3.39m)

Double glazed window overlooking the front, power point, ceiling light point, carpet floor, central heating, door leading to the hallway

Bedroom Two

12'0" x 10'11" (3.67m x 3.33m)

Double glazed window overlooking the rear, power point, ceiling light point, carpet floor, central heating, door leading to the landing

Bedroom Three

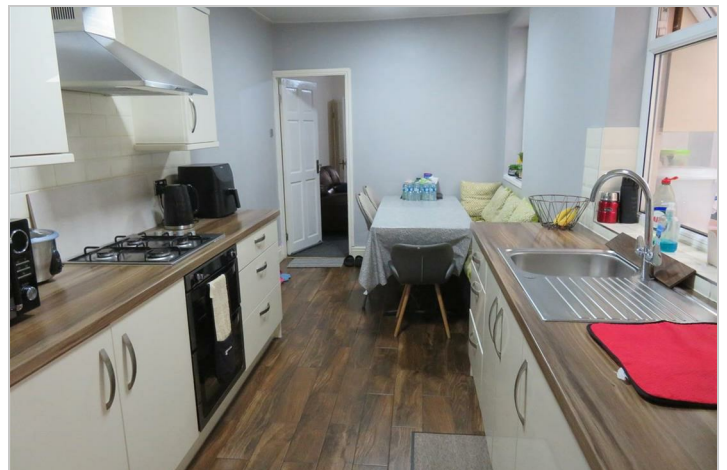
10'11" x 8'0" (3.34m x 2.44m)

Double glazed window overlooking the rear, power point, ceiling light point, carpet floor, central heating, door leading to the landing.

Bathroom

5'8" x 5'0" (1.75m x 1.53m)

Double glazed window overlooking the side, ceiling light point, shower cubicle, pedestal hand wash basin, low flush W.C., tiled walls, ceramic tiled floor, door leading to landing.



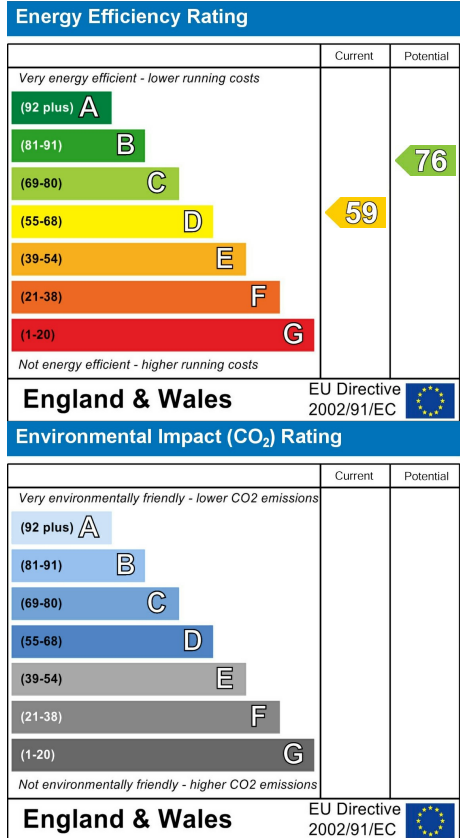
Floor Plan



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.