



Ash Grove, Barwell Road, B9 4LF

Offers In The Region Of £179,950

midland
residential



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Midland Residential is pleased to present this well-presented mid terraced house located in Bordesley. Having two reception rooms, a modern kitchen, two bedrooms and a first-floor bathroom with double glazed windows (ws) and gas central heating. Ideal for first-time buyers or investors, with easy access to Birmingham City Centre, along with local schools and local shops. Viewings strictly by appointment only, the sale of the property will be part of an upward chain. Viewings strickly by appointment only

- Two Reception Rooms
- Gas Central Heating
- Two Bedrooms
- Modern Decor
- Modern Kitchen
- Upward Chain
- Modern Bathroom
- EPC Rating D
- Double Glazed (ws)
- Council Tax Band A

Description

Approach

Being accessed from Barwell Road, with on-street parking

Front Reception Room

4 into bay x 3.16 (13'1" into bay x 10'4")
Having laminate flooring, UPVC three-sided double glazed bay window, central heating radiator, ceiling light point, door to rear reception

Rear Reception Room

3.37 x 3.16 (11'0" x 10'4")
Having laminate flooring, central heating radiator, UPVC door to rear yard, ceiling light point, door leading thereof

Lobby

Having laminate flooring, vinyl flooring, central heating radiator, with stair access and storage below

Kitchen

2.49 x 1.65 (8'2" x 5'4")
Having vinyl flooring, central heating radiator, a selection of wall and base units, laminated work surface with stainless steel sink and tap inset, part splashback wall tiles, UPVC double glazed window to side elevation, ceiling light point

Stairs & Landing

Having a fitted carpet, UPVC double glazed window to side elevation, two ceiling light points

Bedroom 1

3.38 x 3.18 (11'1" x 10'5")
Having laminate flooring, central heating radiator, UPVC double glazed windows to the fore, ceiling light point

Bedroom 2

3.4 x 2.31 (11'1" x 7'6")
Having laminated flooring, central heating radiator, UPVC double glazed window to the rear, ceiling light point

Bathroom

2.50 x 1.62 (8'2" x 5'3")
Having vinyl flooring, close coupled WC, wash hand basin with mixer tap, p-shaped bath and side panel with curved glass shower screen with bath taps and thermostatic shower over, decorative plastic wall and ceiling panels, ceiling light points, UPVC double glazed window to rear, built in closet with storage provision and Worcester boiler

Rear Garden

Having slabbed paving with rear gated access leading to a shared entry point

Material Information

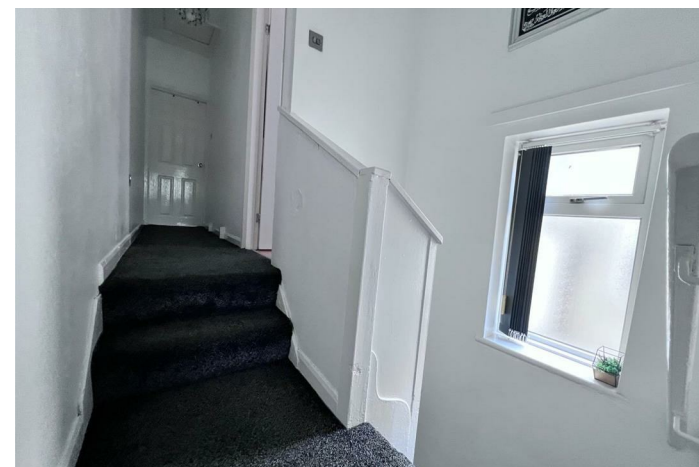
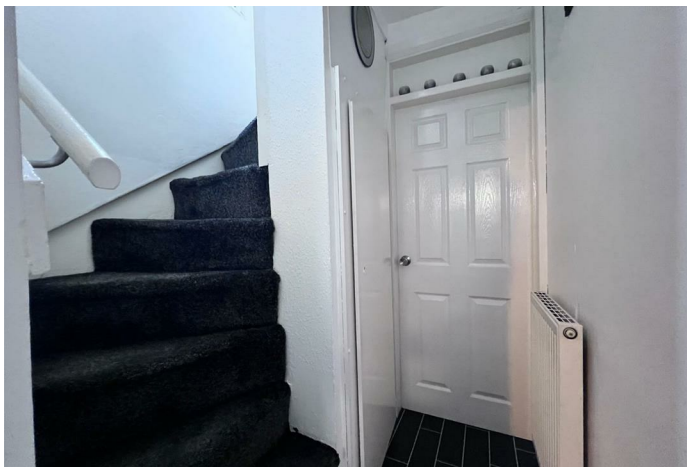
Verified Material Information: Council tax band: A, Tenure: Freehold, Property type: House, Property construction: Standard form, Electricity supply: Mains electricity, Solar Panels: No, Other electricity sources: No, Water supply: Mains water supply, Sewerage: Mains, Heating: Central heating, Heating features: Double glazing, Broadband: FTTP (Fibre to the Premises), Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great, Parking: None, Building safety issues: No, Restrictions - Listed Building: No, Restrictions - Conservation Area: No, Restrictions - Tree Preservation Orders: None, Public right of way: No, Long-term area flood risk: No, Coastal erosion risk: No, Planning permission issues: No, Accessibility and adaptations: None, Coal mining area: No, Non-coal mining area: No, Energy Performance rating: D, All information is provided without warranty. Contains HM Land Registry data © Crown copyright and

database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Disclaimer

We would be delighted to discuss the purchase with you and to assist with any queries you may have regarding the property, arranging a mortgage or giving a sale valuation on your existing home. These Particulars of Sale were prepared and photographed by Midland Residential. Items contained within the property will not remain when the sale completes unless by separate negotiation. DISCLAIMER NOTICE: Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for

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Description

themselves by inspection or otherwise as to the accuracy of the particulars. No representation or warranty about the property is given by the client or the Agents or any of their employees authorised to do so.

Money Laundering Regulations: Intending purchasers will be asked to produce documentation at the offer stage, and a one-off fee of £30.00 per applicant is payable. We ask for your co-operation to prevent a delay in agreeing the sale.

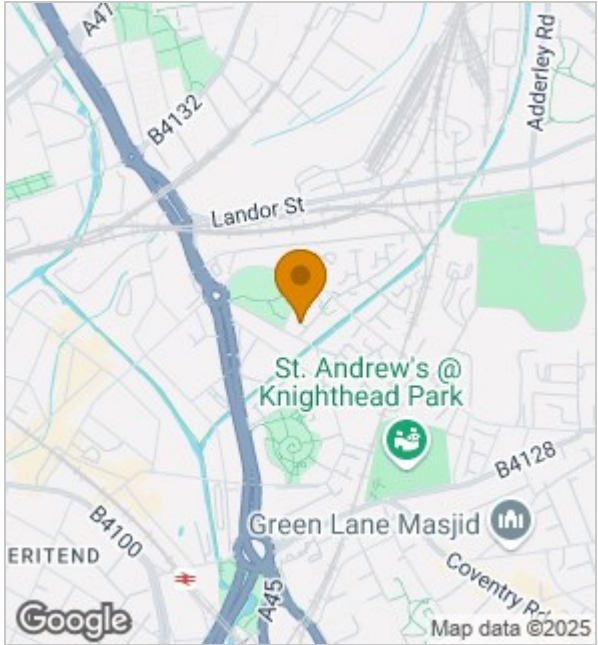




Floor Plans



Area Map



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Energy Performance Graph

