

for sale

guide price **£230,000** Freehold



Ashburton Road Birmingham B14 6JB

\*Detached House \*Corner Plot \*Lounge  
Diner \*Three Bedrooms \*Family Bathroom  
\*Conservatory \*Utility Area \*Off Road  
Parking \*Garage \*Extensive Garden to  
Front/Side and Rear



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# Property Details

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The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Porch

The property welcomes you with a light and airy entrance porch, featuring double-glazed windows to the front and side, as well as a door to the front and an additional door leading into the entrance hall.

## Entrance Hall

Upon entering, the entrance hall provides access to all ground-floor rooms and the staircase leading to the first floor. It also includes a wall-mounted radiator and a single-glazed window overlooking the porch.

## Lounge 27' 7" x 9' 4" ( 8.41m x 2.84m )

The generous lounge boasts a double-glazed window to the

front, flooding the room with natural light. There is also a double-glazed sliding door at the rear, offering easy access to the garden. A wall-mounted radiator ensures the room remains cozy during cooler months.

## Kitchen 10' 6" x 6' 10" ( 3.20m x 2.08m )

The kitchen features a double-glazed bow window to the rear, providing pleasant views of the garden. It is equipped with a combination of wall and base units, a single drainer sink, and a handy storage cupboard. A door leads to the utility room.

## Utility Room 11' 6" x 5' 11" ( 3.51m x 1.80m )

The practical utility room offers single-glazed windows to both the side and rear and includes a door to the side, providing access to the exterior of the property.

## Conservatory

Adjoining the utility room is the bright conservatory, which benefits from double-glazed windows to the side and rear, along with a door to the side, making it an ideal space for relaxing or enjoying the surrounding garden.

## Landing

The landing area is illuminated by a double-glazed window to the side and provides access to all first-floor rooms. It also features loft access for additional storage.

## Bedroom 1 12' 9" x 10' 3" ( 3.89m x 3.12m )

This spacious master bedroom features a double-glazed window to the front and a wall-mounted radiator, creating a comfortable and tranquil space.

## Bedroom 2 10' 8" MAX x 10' 4" MAX narrowing to 8' 2" MIN ( 3.25m MAX x 3.15m MAX narrowing to 2.49m MIN )

The second bedroom is located at the rear of the property, with a double-glazed window offering garden views and a wall-mounted radiator.

## Bedroom 3 7' 11" x 5' 11" ( 2.41m x 1.80m )

The third bedroom is located at the front of the property, benefiting from a double-glazed window and a wall-mounted radiator.

## Bathroom

The family bathroom includes a double-glazed window to the rear, a bath with an over-bath mixer shower, a hand wash



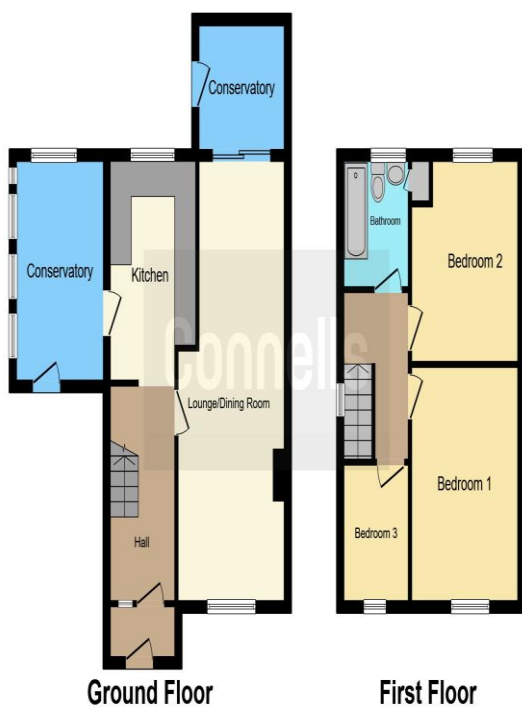
basin, and a low-level W.C. The room also features a wall-mounted radiator, a storage cupboard, and houses the central heating boiler.

## Outside

To the front, the property offers off-road parking and a variety of shrubs. The side and rear gardens are equally well-maintained, featuring shrubs and a patio area, ideal for outdoor entertaining. A side gate provides access to the rear garden.

## Garage

The property also benefits from a garage, accessible via an up-and-over door, providing useful additional storage or parking.



To view this property please contact Connells on

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**Tenure:** Freehold

**EPC Rating:** D

Property Ref: KTH310206 - 0005

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