



Connells

Ashley Road
BIRMINGHAM



Property Description

A well presented 2 double bedroom Victorian mid terraced home located with close to and with easy walking access to main bus and road links giving quick access to Birmingham City Centre available now with NO UPWARD CHAIN. Easy close walking distance to train links to Birmingham City Centre, Sutton Coldfield and Lichfield town making commuting simple. Located close to motorway links. Situated close to local shopping amenities. Having entrance hallway, lounge and separate dining room, well presented fitted kitchen with some built in appliances. On the first floor there are 2 double bedrooms and a family bathroom. There is a good sized rear garden and small buffer front garden. The home benefits from interlinked smoke detectors, emergency lighting and fire resistant doors making an ideal investment buy to let opportunity and superb safe option for couples/ families.

Entrance Hall

Having double glazed door to the front giving access into the entrance hall, coving to ceiling, door off to useful under stairs storage cupboard and door gives access into the front reception room and door gives access into the rear reception room.

Front Reception Room

13' 2" MAX x 7' 10" (4.01m MAX x 2.39m)

Having double glazed window to the front, TV aerial point, decorative coving to ceiling, cupboard to wall housing the gas meter and the RCD fuse board, wall mounted designer radiator.

Rear Reception Room

11' 2" x 12' (3.40m x 3.66m)

Having double glazed window to the rear overlooking the rear garden, radiator to wall, TV aerial point, decorative dado railing, stairs lead to the first floor landing and door gives access into the kitchen.

Kitchen

9' 5" PLUS THE DOOR RECESS x 6' 2" (2.87m PLUS THE DOOR RECESS x 1.88m)

Briefly comprising a modern fitted kitchen, having fitted base units with work surfaces over with decorative splash back tiling, fitted matching wall units, stainless steel sink and drainer unit with mixer tap over and cupboards under, integrated electric oven, integrated gas hob and built in cooker hood, space and plumbing for a washing machine, integrated under counter fridge and integrated under counter freezer, wall mounted central heating boiler, double glazed window to the side and double glazed door to the rear garden.

First Floor Landing

Having doors off to the two bedrooms, bathroom and radiator to wall.

Bedroom One

13' x 11' 3" (3.96m x 3.43m)

Having double glazed window to the front, radiator to wall, TV aerial point, door to storage cupboard which has access to the loft and loft access hatch.

Bedroom Two

12' 2" x 9' 8" MAX (3.71m x 2.95m MAX)

Having double glazed window to the rear, radiator to wall and TV aerial point,

Bathroom

Having a three piece white bathroom suite, having paneled bath with taps over, electric shower over the bath, wash hand basin, low level flush WC, frosted double glazed window to the rear, wall mounted heated towel rail radiator.

Outside Front

Having garden to the front with pathway leading to the front of the property.

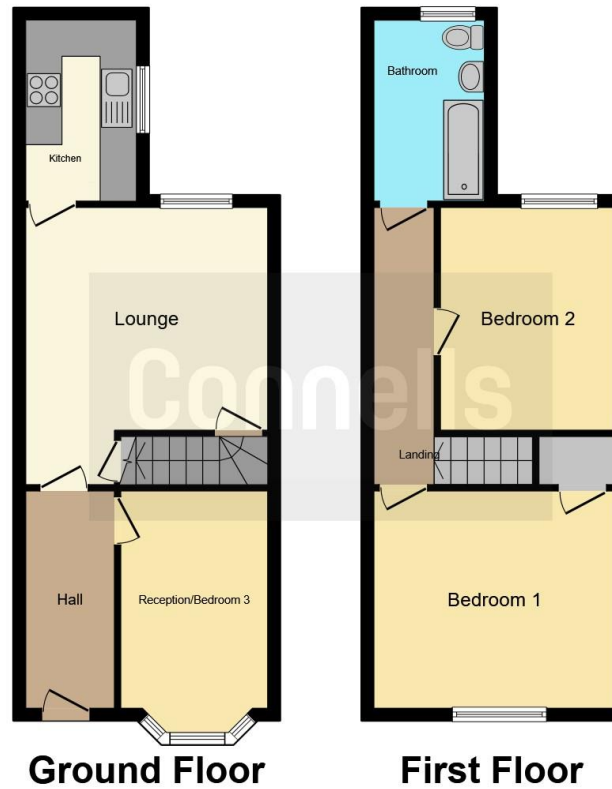
Rear Garden

Having patio area, fencing to perimeter and garden laid to lawn.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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