



**Ashmere Aston Common**

Not for marketing purposes INTERNAL USE ONLY



**welcome to**

**Ashmere Aston Common**

\*\*\*\*GUIDE PRICE £400,000 - £420,000\*\*\*\*Nestled in Aston Common, this spacious four-bedroom detached bungalow offers a welcoming lounge, a well-equipped kitchen, generous gardens, parking, and great access to all the lovely amenities which Aston has to offer.



### **Hall**

Having an entrance door and radiator.

### **Wc**

Having a wc and wash hand basin.

### **Lounge**

21' 11" x 14' 5" ( 6.68m x 4.39m )

Having two double glazed windows and radiator. A feature of the room is the gas fire with feature fire place.

### **Dining Kitchen**

19' 11" x 10' 1" ( 6.07m x 3.07m )

Having a range of wall and base units, inset sink and work surfaces. Space and plumbing for washing machine and dishwasher. Two double glazed windows and radiator. Useful pantry.

### **Porch**

Having a door which leads to the outside, and useful store cupboard.

### **Bedroom One**

16' 4" x 10' 11" ( 4.98m x 3.33m )

Having a double glazed window, radiator and fitted wardrobes.

### **Bedroom Two**

15' 3" x 9' 11" ( 4.65m x 3.02m )

Double glazed window, radiator and fitted wardrobes.

### **Bedroom Three**

12' 6" x 8' 5" ( 3.81m x 2.57m )

Double glazed window, radiator and fitted wardrobes.

### **Bedroom Four**

8' 8" x 8' 7" ( 2.64m x 2.62m )

Having a double glazed window and radiator.

### **Bathroom**

A suite comprising bath, wc and wash hand basin. Double glazed window and radiator.

### **Gardens**

This bungalow is set in a generous plot and has lawned gardens.

### **Driveway**

There is a driveway.



***check out more properties at*** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Ashmere Aston Common

- Four bedrooms
- Detached bungalow
- Generous plot
- Great access to Motorway Links
- Sought after area

Tenure: Freehold EPC Rating: D

**£400,000**



Please note the marker reflects the postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
CPK113070 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**Not for marketing purposes INTERNAL USE ONLY**



**0114 247 1421**



[crystalpeaks@williamhbrown.co.uk](mailto:crystalpeaks@williamhbrown.co.uk)



Unit C1 6 Peak Square, Crystal Peaks,  
SHEFFIELD, South Yorkshire, S20 7PH



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**