



Ash Way, Erdington
Birmingham, B23 5DN

£280,000

Erdington

£280,000



A most impressive and extended three bedroom detached family home, located in this popular cul de sac just off Maxted Road with open parkland nearby.

Offering a versatile layout perfect for modern family life, the property has parking for a number of cars and is accessed via a porch which opens into the lounge with a bow window to the front and a small storage cupboard off. An inner lobby has a window to the side, stairs off and a door leads to the spacious dining kitchen with a range of units, built in oven and hob, ample space for a table and chairs whilst a window and double doors open into the stunning conservatory which offers a variety of uses and has a door to the side driveway and fantastic bi fold doors out to the garden creating a very special room. On the first floor there are three bedrooms, the master is a double with a window to the rear and built in cupboards, the second bedroom is also a double with built in cupboards whilst the third bedroom is a good size and has a window to the front. The bathroom is well appointed and has a white suite with a shower over the P shaped bath, wall tiling and a window to the rear.

Outside the rear garden has a patio area suitable for garden furniture and leads to the artificial grass whilst the original garage has been converted into an additional room with patio doors to the garden and viewing of this double glazed and centrally heated home is a must.





Property Specification

MOST IMPRESSIVE
EXTENDED THREE BEDROOMS
DETACHED
CONSERVATORY
SPACIOUS DINING KITCHEN

Lounge
4.62m (15'2") x 3.43m (11'3")

Kitchen
4.62m (15'2") x 3.42m (11'3")

Stunning Conservatory
4.12m (13'6") max x 2.67m (8'9")

Garden Room
4.72m (15'6") x 2.46m (8'1")

Bedroom 1
3.45m (11'4") x 2.75m (9')

Bedroom 2
3.43m (11'3") x 2.13m (7')

Bedroom 3
2.53m (8'4") x 2.43m (8')

Bathroom
2.45m (8'1") x 1.78m (5'10")



Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 22nd July 2024

Viewer's Note:

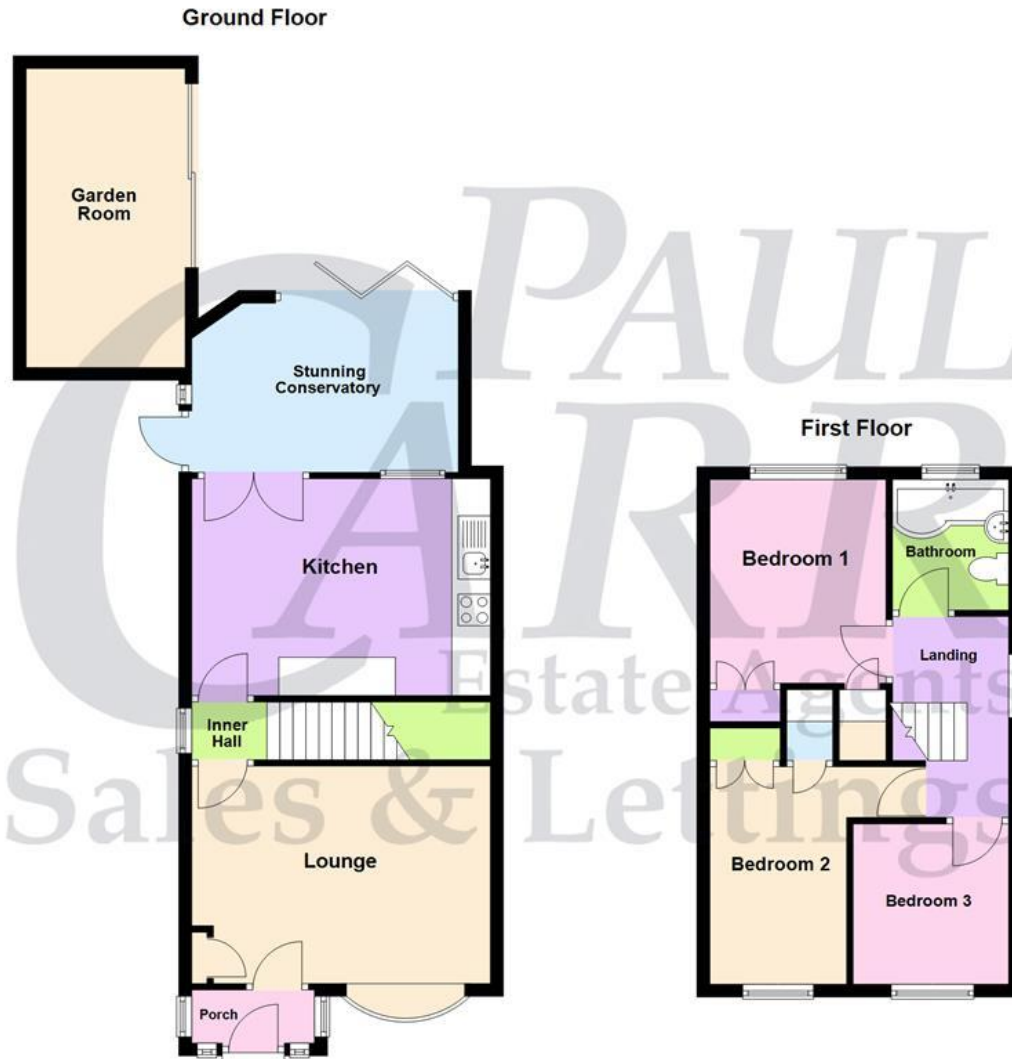
Services connected: Gas Electric Water Drainage

Council tax band: C

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

