

Barratt Last

ESTATE AGENTS

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21 ASH CRESCENT, KINGSHURST, B37 6AF

£270,000 FREEHOLD

- Freehold Semi-Detached in Popular Residential Location
- Central Heating
- Upstairs Bathroom with Shower
- Garage Conversion Creating a 4th Bedroom with Wet Room off
- Double Glazing
- Good Size Gardens

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Barratt Last Estate Agents is the trading name of Barratt Last (Estate Agents) Limited, registered in England number 6288672.
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A Freehold Semi-Detached in popular residential location offering potential to adapt to a buyers own needs. Garage conversion creating a 4th Bedroom with Wet Room off, Enclosed Porch Entrance, Hallway, Lounge, Fitted Kitchen/Dining Room, Three Upstairs Bedrooms, Bathroom, good size gardens, central heating and double glazing.

GROUND FLOOR

Enclosed Porch Entrance

Double glazed entrance door and side double glazed window panels.

Hallway

Central heating radiator, stairs with side handrail leading to the first floor.

Lounge

14'10" x 13'10" (4.52m x 4.22m)

Double glazed bay window to fore, central heating radiator.

Fitted Kitchen/Dining Room

20'1" x 11'9" (6.12m x 3.58m)

Fitted base and wall cupboards, roll edge work surfaces, single drainer sink, tiled splashbacks, central heating radiator, 2 double glazed windows, 'Vaillant' gas fired central heating boiler, cloakroom, larder cupboard, door to :

Lobby

Door to rear garden.

Bedroom 4

14'3" x 10'0" (4.34m x 3.05m)

Garage Conversion : Double glazed window, sliding door to :

Wet Room

Free standing shower area, 'Triton' shower fitment, shower curtain and rail, partially tiled walls, wash hand basin, low flush w.c., central heating radiator, double glazed window, air extractor fan.

FIRST FLOOR

Landing

Side double glazed window, store cupboard, loft access.

Bedroom 1

13'2" x 11'1" (4.01m x 3.38m)

Double glazed window to fore, central heating radiator, 'built-in' wardrobe.

Bedroom 2

13'2" x 8'4" (4.01m x 2.54m)

Double glazed window to rear, central heating radiator, 'built-in' wardrobe.

Bedroom 3

8'7" x 8'1" (2.62m x 2.46m)

Double glazed window to fore, central heating radiator, 'built-in' wardrobe.

Bathroom

6'8" x 5'5" (2.03m x 1.65m)

Panelled bath, pedestal wash hand basin, low flush w.c., part tiled walls, central heating radiator, double glazed window.

OUTSIDE

Gardens

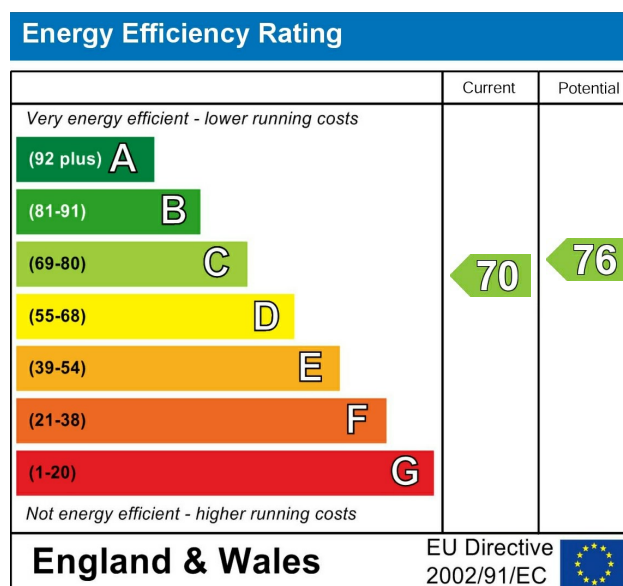
Tarmacadam driveway to fore with ramp up to porch.

At the rear the garden has patio, lawn, pathway, water tap, screen fencing, two garden sheds.

ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would advise all interested parties to have this information verified by a Legal Representative.

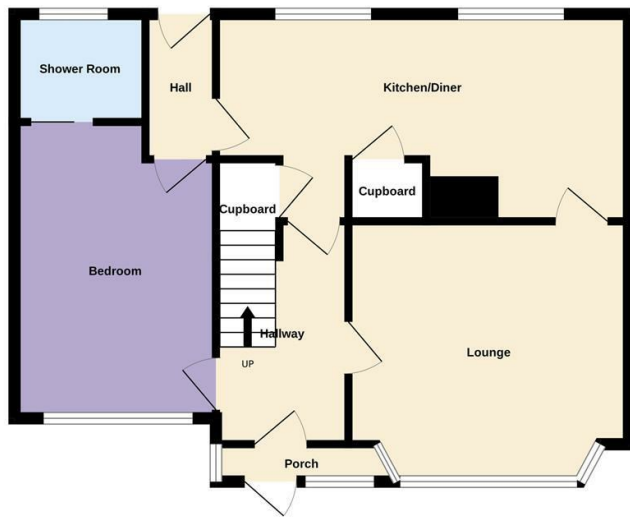
Council Tax - Band b - Solihull Metropolitan Borough Council.



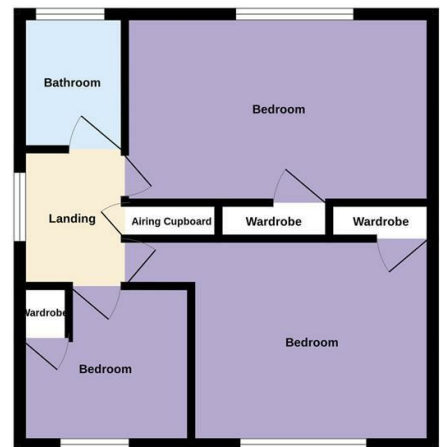
HOME TO SELL?

If you are selling your home, arrange a Free Valuation today. Call 0121 776 5744.

Ground Floor



1st Floor



21 Ash Crescent B37 6af

Measurements are approximate. Not to scale. Illustrative purposes only
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