



HERITAGE ESTATE AGENCY



89 Ashbrook Road, Stirchley, Birmingham, B30 2XE

£260,000

A Three Bedroom End Terrace Property





Ashbrook Road comprises in further detail:

The property is set back from the road and approached via fore garden with dwarf wall and hedgerow to front, barked chipped area to side, tarmac area, pathway leading to gated side access and main entrance door opening to:

Entrance Hallway

Ceiling light point, wall mounted gas boiler, built-in cupboard housing gas meter, wood effect flooring, stairs rising to first floor accommodation, radiator and doors to:

Lounge 12'11" max x 16'3" max

Bay window to front aspect, window to side aspect, ceiling light point, wood effect flooring, two radiators and feature recess to chimney breast with log burning stove set on tiled hearth.

L Shaped Breakfast Kitchen 12'3" x 8'6" excl recess

Two windows to rear aspect, door to rear aspect opening to rear garden, two ceiling light points, part tiled walls, wood effect flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset sink and drainer unit with mixer tap over, space for cooker and plumbing for washing machine.

Built-In Under Stair Storage Pantry

Wood effect flooring.

Bathroom 6'1" x 6'11"

Obscured window to side aspect, ceiling light point,

part tiled walls, tiled flooring, radiator and a bathroom suite comprising: panelled bath with electric shower over, wall mounted wash hand basin and low level flush w.c.

First Floor Accommodation

Leading from the entrance hallway stairs rise to first floor accommodation leading onto:

Landing

Ceiling light point, loft access and doors to:

Bedroom One 10' x 14'8" excl recess

Windows to front and side aspects, ceiling light point, radiator and wardrobe.

Bedroom Two 9'6" max x 16'2" max

Windows to rear and side aspects, ceiling light point and radiator.

Bedroom Three 9' max x 8'9" max

Window to side aspect, ceiling light point and radiator.

Outside

Rear Garden

Accessed via a gated side access or the breakfast kitchen and benefits from decked seating area with door to brick built store, steps down to lawn area with stepping stone pathway to shed and double gate to rear access.

Agent Notes:

1. We are advised by the Vendor that there is a shared access way to the rear of the garden leading from





Dads Lane.

2. Heritage Estate Agency feel it prudent to advise potentially interested parties that the rear garden backs on to the River Rea Trail.

Heritage estate Agency Limited would stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer obtain verification from their solicitor.

REFERRAL FEES

We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

FIXTURES AND FITTINGS

Only those items expressly mentioned in the sales particulars will be included in the sale price.

SERVICES

Heritage Estate Agency understands from the vendor that all mains drainage, gas, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing to purchase the property.

TENURE

The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

GENERAL INFORMATION

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

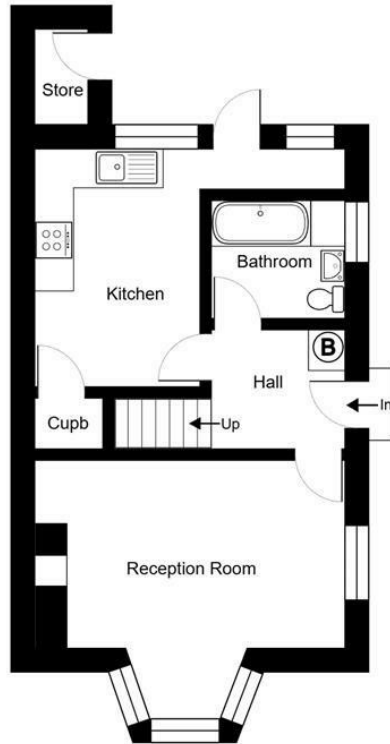
COUNCIL TAX BAND

The vendor has informed us that the property is located within Birmingham City Council - Band B

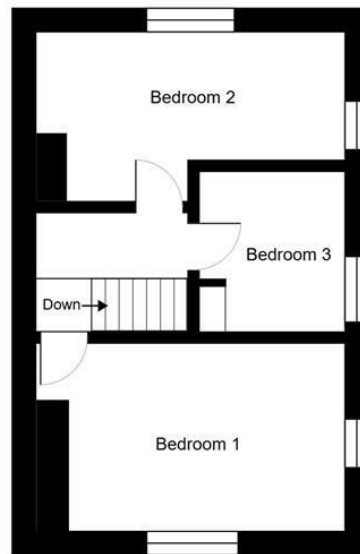




Ground Floor
Area: approx 43.2 m² ... 465 ft²



First Floor
Area: approx 39.7 m² ... 427 ft²



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Total Area: approx 82.9 m² ... 892 ft²

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details

VIEWING By appointment through 'Heritage'

Tel: (0121) 443 5900

Fax: (0121) 443 5901

E-mail:- info@heritage-estates.co.uk

Website:- www.heritage-estates.co.uk

Our opening times are:-

Monday - Friday 9.00am - 5.30pm

Saturdays - 9.30am - 4.00pm

Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

LETTINGS AND PROPERTY MANAGEMENT If you would like to rent your property out or are looking for a property to rent, please request further information from our Lettings Department.

