



Ashdale Drive, Nr Hollywood

Offers Around £350,000

- PORCH
- GUEST CLOAKS WC
- REFITTED KITCHEN
- REFITTED BATHROOM
- FRONT DRIVEWAY & REAR GARDEN
- HALLWAY
- LOUNGE DINER
- THREE BEDROOMS
- SIDE GARAGE & CAR PORT
- REFURBISHED THROUGHOUT TO A HIGH STANDARD

In this most popular and convenient cul de sac location ideally situated for the local facilities of Hollywood and Maypole with well regarded local primary and secondary schools nearby, education facilities are subject to confirmation from the Education Department.

There is the benefit of local shops at Maypole including Sainsburys and easy access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond.

There are railway stations nearby at Yardley Wood, Wythall and Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham.

Set back from the road via a block edged gravel driveway with lawned side garden leading to a carport and a composite front door opens into the

HALLWAY



Having staircase rising to the first floor accommodation, ceiling light point, central heating radiator and oak doors to the lounge diner, refitted kitchen and

GUEST CLOAKS WC



Having low level WC, wash basin in vanity unit, ceiling light and central heating radiator

LOUNGE DINER 19'7 max x 11'2 max (5.97m max x 3.40m max)



Having UPVC double glazed window to the front and sliding patio doors to the rear, two ceiling light points and two central heating radiators

REFITTED KITCHEN 11'3 x 8'5 (3.43m x 2.57m)



Having a modern range of wall, drawer and base units with work surfaces over and matching upstands incorporating sink and drainer with mixer tap, four ring gas hob with extractor over, eye level oven, integrated fridge freezer and dishwasher, recessed ceiling spot lights, central heating radiator and UPVC double glazed window and door to the rear garden

LANDING

Having UPVC double glazed window to the side and oak doors to three bedrooms and refitted bathroom

BEDROOM 1
14'6 max x 11'4 max (4.42m max x 3.45m max)



Having UPVC double glazed window to the front, ceiling light point and central heating radiator

BEDROOM 2
11'0 x 8'6 (3.35m x 2.59m)



Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

BEDROOM 3
11'0 max x 9'8 max (3.35m max x 2.95m max)
Having UPVC double glazed window to the front, ceiling light point and central heating radiator

REFITTED BATHROOM



Having p shaped bath with shower over and glazed side screen, low level WC, wash hand basin in vanity unit, recessed ceiling spot lights, central heating radiator and UPVC double glazed window to the rear

SIDE GARAGE

Having courtesy doo to the rear garden, light and power and up and over door to the car port

REAR GARDEN

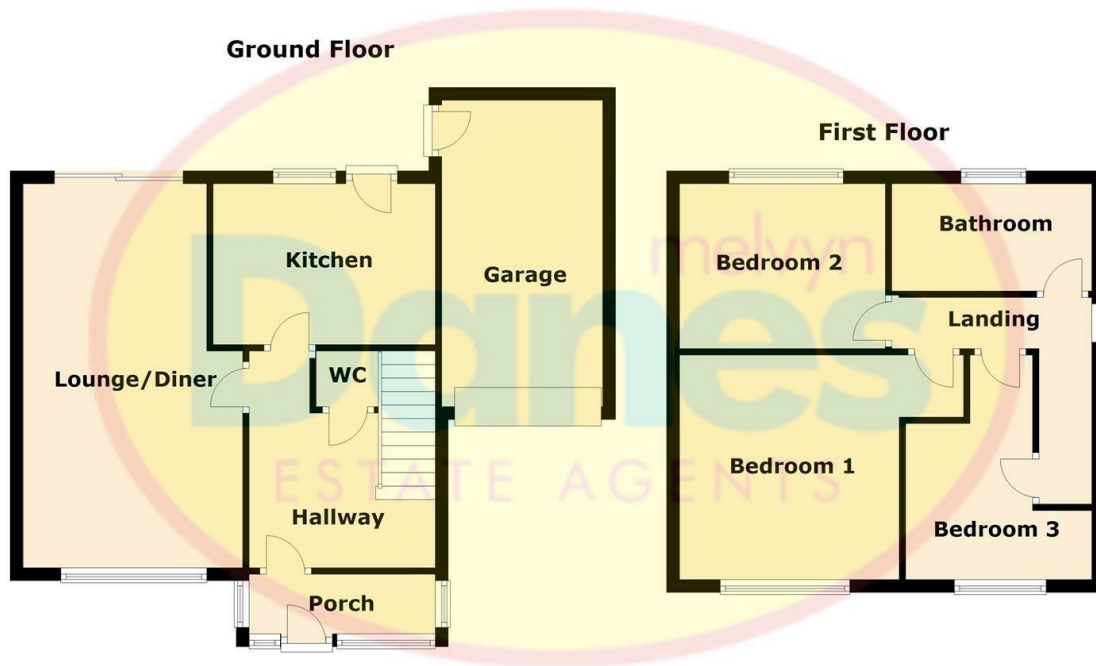


Having paved patio leading to lawn with fenced and walled boundaries



FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



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TENURE

We are advised that the property is Freehold.

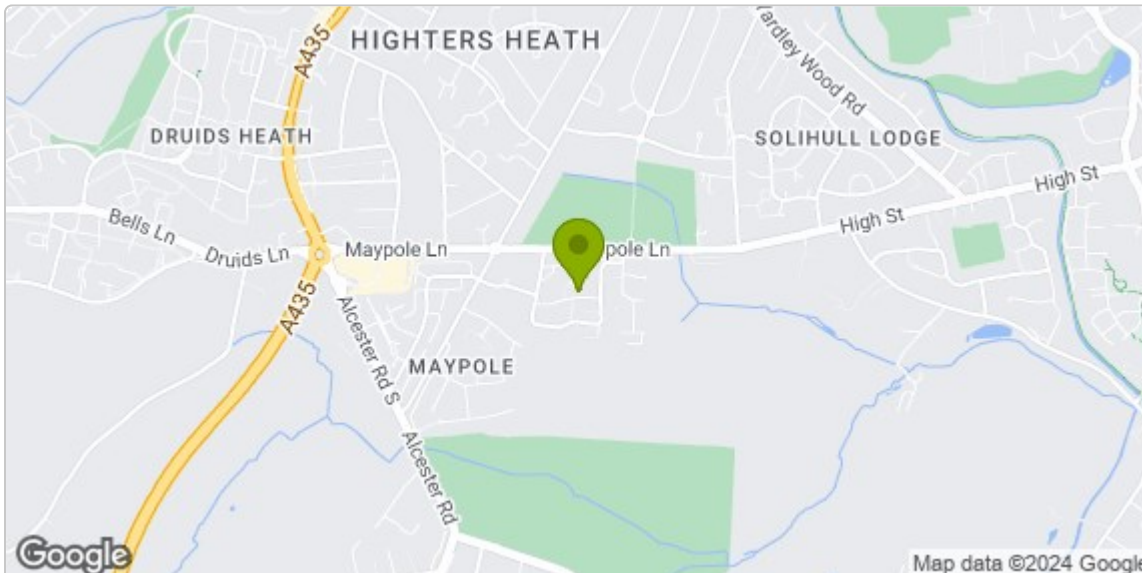
PLANNING PERMISSION AND BUILDING REGULATIONS

Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Full Postal Address:
 139 Ashdale Drive Nr
 Hollywood Birmingham B14
 4TY

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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