

# Cottons

CHARTERED SURVEYORS

20 Ascot Close, Ladywood,  
Birmingham, B16 9EY

Offers in the Region Of  
**£149,900**



- Two Storey Semi Detached House
- One Double Bedroom
- Conservatory
- EPC Rating: D
- Freehold
- Located on Edge of Birmingham City Centre

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
Tel: 0121 247 4747 Email: [sales@cottons.co.uk](mailto:sales@cottons.co.uk)  
[cottons.co.uk](http://cottons.co.uk)

A rare opportunity to purchase a one bedroom FREEHOLD SEMI DETACHED HOME with CONSERVATORY in a highly convenient location on the EDGE OF BIRMINGHAM CITY CENTRE.

Viewings VITAL to appreciate convenience of location and accommodation on offer.

Benefiting from uPVC double glazing, combi gas central heating but requiring some updating, this ideal first time purchase or buy to let investment comprises; allocated parking space, conservatory, inner hallway, living room with private garden, kitchen, double bedroom, shower room with WC and further garden area with space to accommodate outbuilding. Offered with NO UPWARD CHAIN.

**Property Tenure**  
Freehold

**Council Tax Band**  
A

**EPC Rating**  
D

**Location**  
The property is located in a cul-de-sac position in a residential estate, in a convenient location situated:  
-Circa. 400 metres from Edgbaston Reservoir.  
-Circa. 0.9 miles from Broad Street, Birmingham's entertainment area and forming part of Birmingham City Centre.  
-Circa. 1.7 miles from Birmingham New Street Station.

**Description**  
A modern two storey semi-detached house constructed circa. 1980s. The property is in need of some updating.

Benefiting from uPVC double glazing and combi gas central heating.

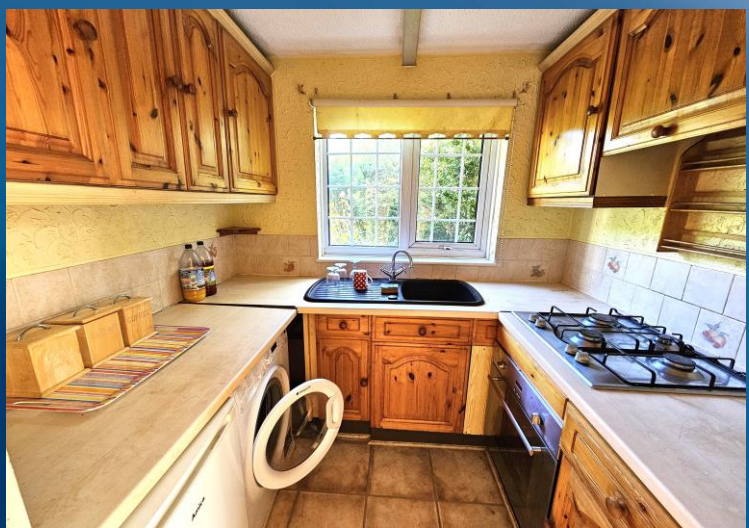
**Accommodation**  
Please refer to floor plan for room measurements.

**Ground Floor**  
Conservatory, inner hallway, living room, kitchen.

**First Floor**  
Stairs and landing with storage off, bedroom (double) and shower room with WC.

**Outside**  
Allocated parking space, private garden off living room and further garden area currently accommodating dilapidated outbuilding.

**Availability**  
The property is offered with vacant possession and no upward chain.



**Fixtures and Fittings:** All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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# Cottons

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# 20 Ascot Close

Approximate Gross Internal Area = 55.6 sq m / 598 sq ft

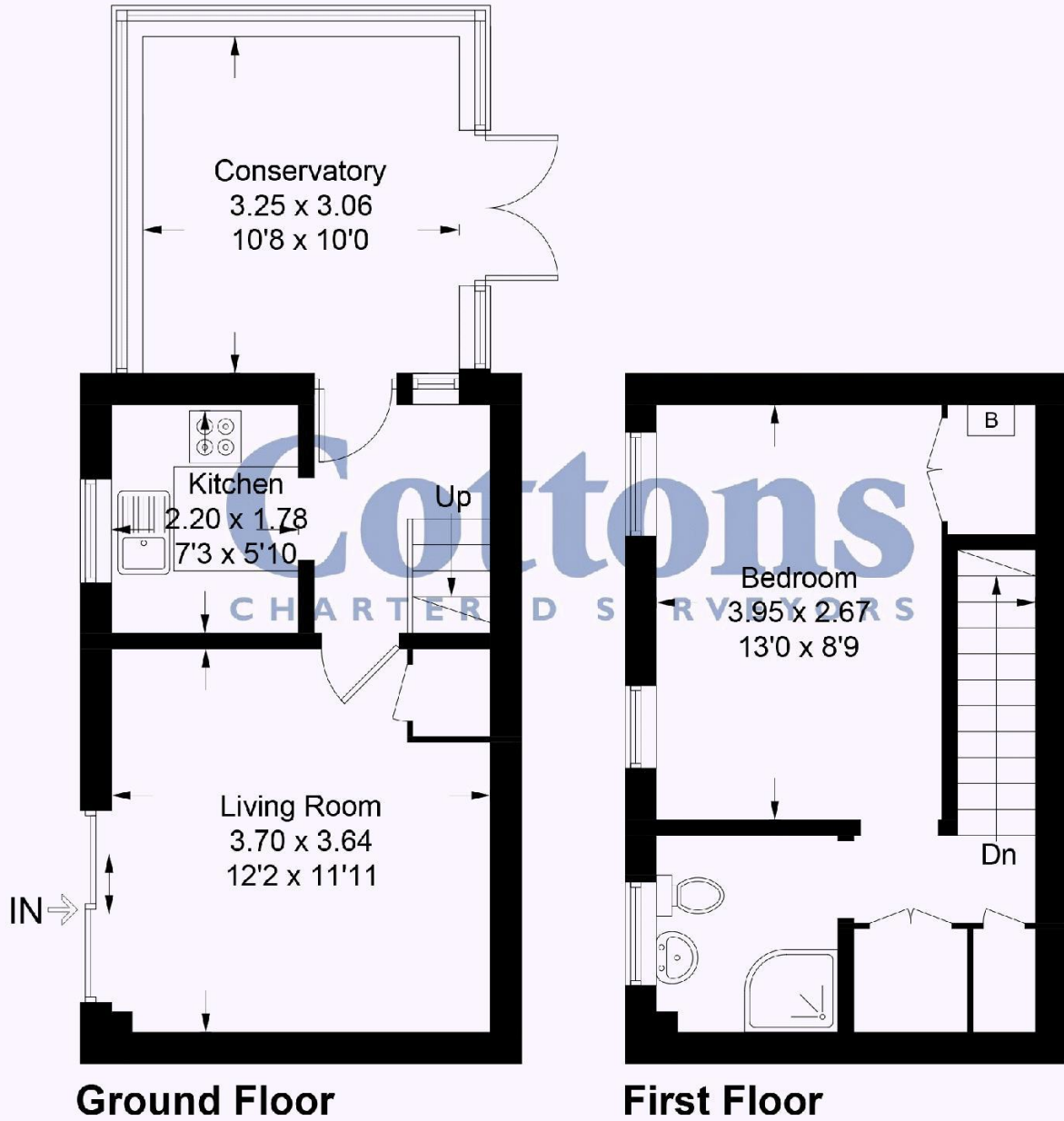


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1127370)

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This plan is for illustration purposes only and may not be to scale or representative of the property.

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