



Ash Grove, Birmingham

burchell  
edwards



## Property Description

Ideal for a FIRST TIME BUYER or BUY TO LET INVESTOR and in a FANTASTIC location. The property is situated on a HIGH DEMAND road and is near to local shops, schools and the A45 Coventry Road is easily accessible with many travel links to Birmingham City. With expected HIGH LEVELS of INTEREST, call now to secure a viewing on 0121 742 1725.

## Lounge

11' 1" next to bay x 10' 5" ( 3.38m next to bay x 3.17m )  
Double glazed bay window to front elevation, door to front elevation, central heating radiator.

## Dining Room

11' 1" x 10' 5" ( 3.38m x 3.17m )  
Double glazed door to rear elevation, central heating radiator.

## Kitchen

10' 3" x 5' 5" ( 3.12m x 1.65m )  
Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space for appliances, central heating radiator, tiling to walls and tiled flooring.

## Landing

Double glazed window to side elevation,  
central heating radiator and loft access.

## Bedroom Two

11' 11" x 7' 4" ( 3.63m x 2.24m )  
Double glazed window to rear elevation,  
central heating radiator.

## Bedroom One

11' 2" x 10' 6" ( 3.40m x 3.20m )  
Double glazed window to front elevation,  
central heating radiator.

## Bedroom Three

7' 8" x 5' 7" ( 2.34m x 1.70m )  
Double glazed window to rear elevation,  
central heating radiator.

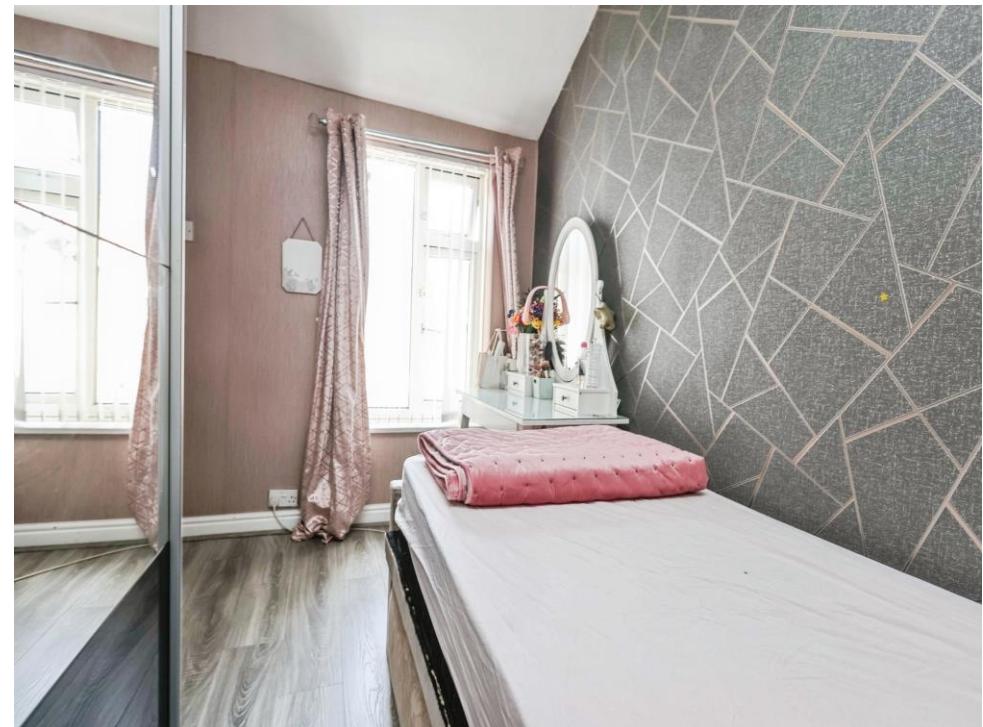
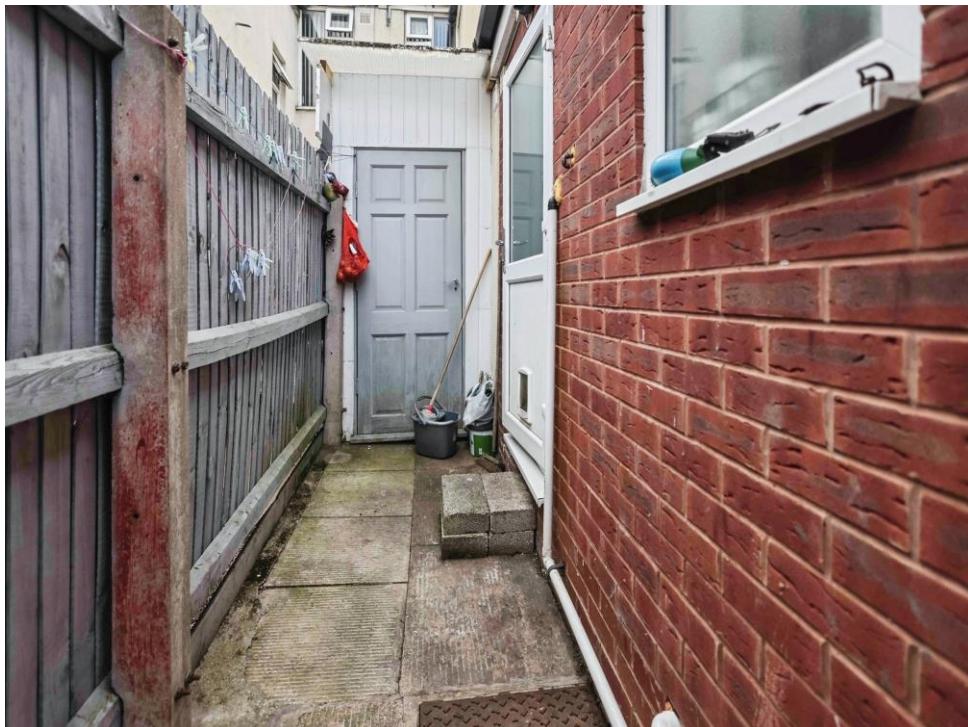
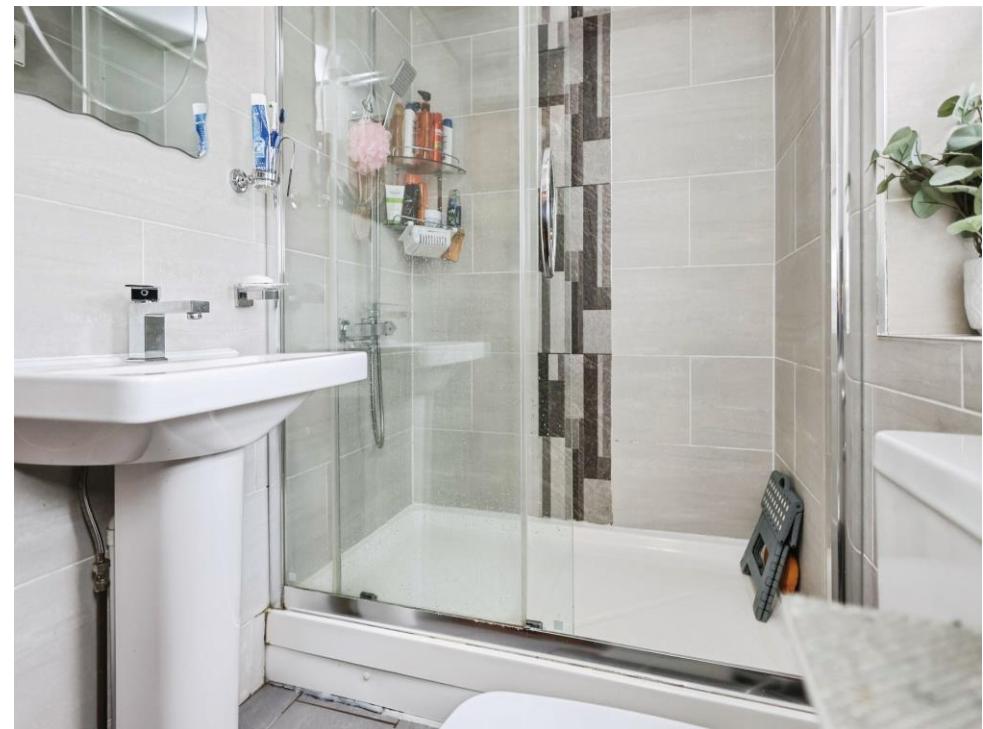
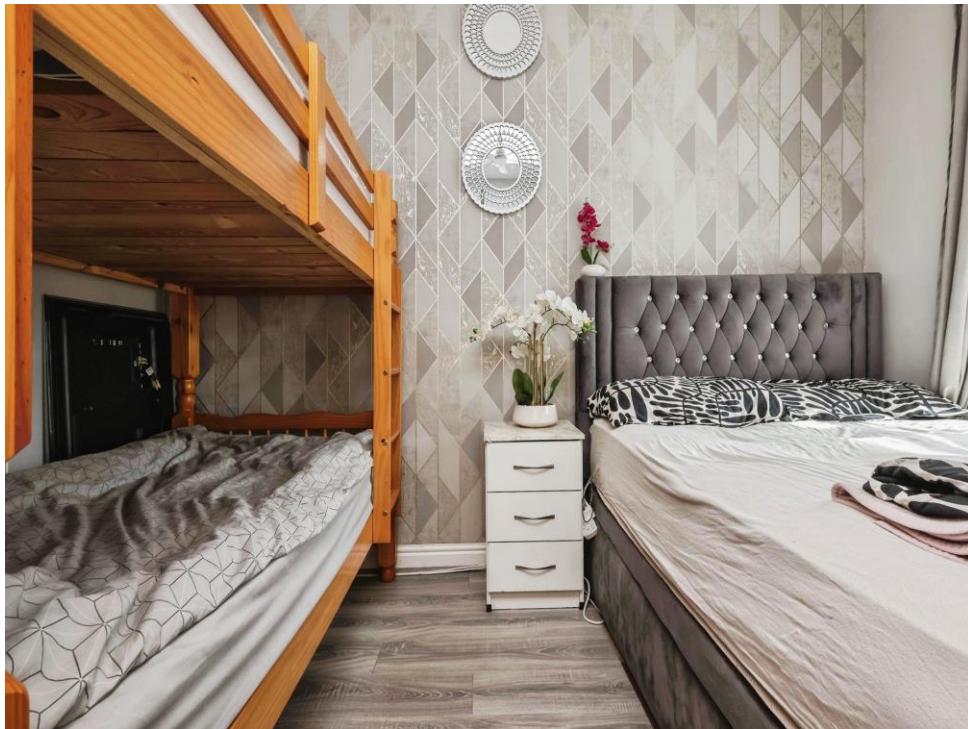
## Bathroom

Double glazed window to side elevation, W.C,  
wash hand basin, shower, central heating  
radiator, extractor, tiled flooring,

## Rear Garden

Side access to frontage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 0121 742 1725**  
**E [sheldon@burchelledwards.co.uk](mailto:sheldon@burchelledwards.co.uk)**

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EPC Rating: C    Council Tax  
 Band: A

Tenure: Freehold

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Property Ref: SHL210992 - 0007