

for sale

offers over **£255,000** Freehold



## Ardencote Road Birmingham B13 0RW

Offering modern and comfortable living throughout. Featuring a spacious lounge, contemporary kitchen, three well-proportioned bedrooms, a stylish family bathroom, and a rear garden, conveniently located close to local amenities, schools, and excellent transport links. Viewing highly recommend!

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- Energy Rating: D
- Terraced Property
- Three Bedrooms
- Modern Living
- Front & Rear Garden

# Property Details

**Lounge** 21' 9" x 9' 7" (6.63m x 2.92m)  
DOUBLE GLAZED WINDOW TO FRONT  
TWO RADIATORS  
TILED FLOOR  
DOUBLE GLAZED SLIDING DOOR TO ACCESS REAR GARDEN

**Kitchen** 16' 7" x 8' 7" (5.05m x 2.62m)  
Fitted Wall and Base units  
Fitted Gas Hob  
Fitted Oven and microwave  
Steel Sink  
Fitted Fridge Freezer  
Fitted Dishwasher  
Double Glazed window to rear  
Tiled Floor

**Bedroom 1** 14' x 9' 9" (4.27m x 2.97m)  
Fitted Wardrobe  
Radiator  
Double Glazed window to front

**Bedroom 2** 12' 6" x 7' 8" (3.81m x 2.34m)  
Fitted Wardrobe  
Radiator  
Double Glazed window to front

**Bedroom 3** 10' x 6' 8" (3.05m x 2.03m)  
Radiator  
Double Glazed window to rear

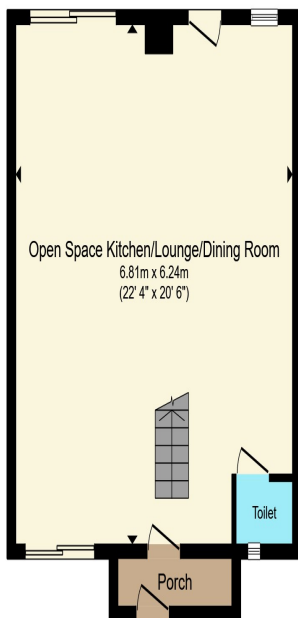
**Bathroom**  
Bathtub with Elec show head  
Radiator  
Sink  
Extractor Fan  
Tiled walls and floor  
Double Glazed window to rear

**W.C Ground Floor**  
Low Level W.C  
Tiled Floor

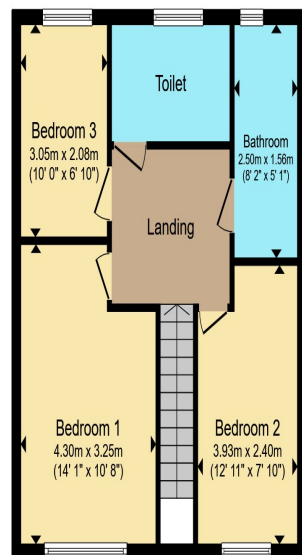
Double Glazed window to front  
sink  
Boiler  
Washing connections for Washing machine

**W.C Second Floor**  
Low Level W.C  
Double Glazed window to rear  
Tiled floor and walls  
sink  
extractor fan  
Radiator





**Ground Floor**



**First Floor**

Total floor area 101.5 m<sup>2</sup> (1,093 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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93 High Street Kings Heath  
BIRMINGHAM B14 7BW

Property Ref: KTH311303 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: B

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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