



Ashdale Grove

Yardley, Birmingham

- A Well Presented Two Bedroom Family Home
- Re-Fitted Kitchen & Re-Fitted Shower Room
- West Facing Rear Garden
- Lounge/Diner & Sun Lounge

Offers Over £230,000

Current EPC Rating - D

Current Council Tax Band - B





Property Description

A well presented semi-detached property situated in a cul-de-sac location and benefiting from no upward chain. Offering accommodation comprising a through lounge/diner, re-fitted kitchen, sun lounge, two double bedrooms, re-fitted family shower room, driveway parking, West facing rear garden and rear garage



Rooms & Measurements

Through Lounge/Diner 6.3m x 2.7m (20'8" x 8'10")

Sun Lounge 6m x 2.1m (19'8" x 6'10")

Re-Fitted Kitchen to Rear 3m x 2m (9'10" x 6'6")

Bedroom One to Front 4m max x 3.5m max (13'1" max x 11'5" max)

Bedroom Two to Rear 3.1m x 2.6m (10'2" x 8'6")

Re-Fitted Family Shower Room to Rear 2m max x 1.7m (6'6" max x 5'6")

Rear Garage

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by vendor. Current council tax band – B



316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.