



11 Ashbrook Road

, Birmingham, B30 2XF

Offers Over £240,000



Lovely two bedroom mid-terrace home in need of modernisation in this highly popular area of Stirchley ideally located for access to all of the nearby points of interest including local parks, schools, Kings Heath and Moseley high streets and also has great transport links into the City Centre and the Train Station! The property benefits from double glazing (where stated) and central heating. The accommodation briefly comprises; Driveway to the front, entrance hall, living room, kitchen/diner, conservatory with access to a well maintained garden that also has a garage to the rear and access to the River Rea route. To the first floor there are two good sized bedrooms and a bathroom! Energy Efficiency Rating D. To arrange a viewing to view this lovely home please contact our Moseley office.



Approach

The property is approached via a driveway leading to double glazed front entry door with accompanying window to the side aspect opening into:

Porch

With ceiling spotlight and door opening into:

Hallway

With ceiling light point, central heating radiator, stairs giving rise to the first floor landing and doors opening into:

Living Room

13'11" x 11'10" (4.25 x 3.63)

With double glazed bay window to the front aspect, central heating radiator, fireplace with marble surround, ceiling light point with decorative ceiling rose and under stairs storage cupboard.

Kitchen

9'6" x 15'1" (2.9 x 4.6)

With tiled flooring, two ceiling light points, decorative cornice to ceiling, central heating radiator, a selection of wall and base units with work surfaces over, space for cooker, space for under counter fridge and freezer, space for washing machine, tiling to splash backs and door opening into:

Reception Room

14'5" x 8'2" (4.4 x 2.5)

With tiled flooring, ceiling spotlights, ceiling light

point with fan, central heating radiator, two double glazed windows to the rear aspect, double glazed sliding door giving views and access to the rear garden.

Rear Garden

With a patio area with low level wall with decorative flowerbeds and pathway leading through lawn area with flowerbeds to sides, further paved area, then leading to a double garage and path leading to a double garage and path opening onto the Rea Valley Trail.

First Floor Accommodation

Stairs gives rise to the first floor landing with doors opening into:

Bedroom One

13'10" x 17'1" x 10'10" (4.24 x 5.23 x 3.32)

With ceiling light point with decorative ceiling rose, central heating radiator, door to over stairs storage cupboard, built-in wardrobe and double glazed window to the front aspect.

Bedroom Two

12'8" x 9'3" (3.87 x 2.84)

With ceiling light point, central heating radiator and double glazed window to the rear aspect.

Bathroom

9'2" x 7'4" (2.8 x 2.25)

With lino to flooring, ceiling light point, double

glazed opaque window to the rear aspect, storage cupboard housing the Worcester boiler, walk-in shower cubicle with mains powered shower over, wash hand basin with hot and cold taps and low flush WC.

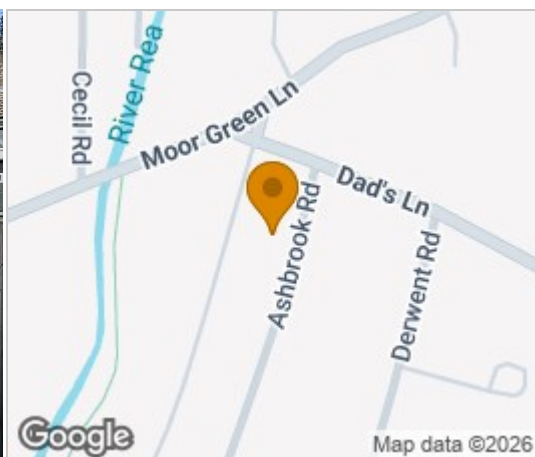
Loft Access

With pull down ladders, the loft space is boarded and has Velux windows (not inspected)

Council Tax Band

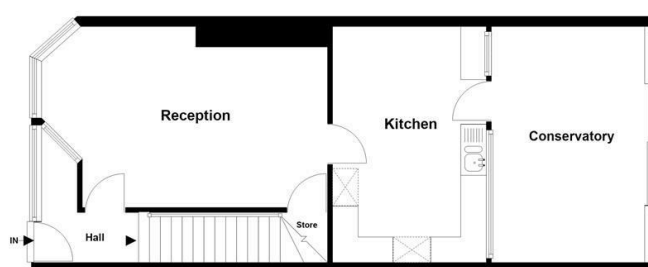
According to the Direct Gov website the Council Tax Band for 11 Ashbrook Road, is band B and the annual Council Tax amount is approximately £1,830.25 subject to confirmation from your legal representative.





Floor Plan

Ground Floor



First Floor

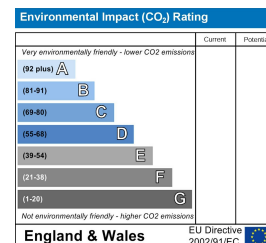
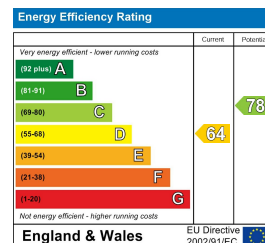


NOT to Scale
for Illustrative Purposes Only.
Rice Chamberlains.

Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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