



Ash Crescent
Wythall Birmingham



Ash Crescent Wythall Birmingham B47 6DU

for sale
£220,000



Property Description

A well-presented and spacious park home set on the outskirts of Wythall, offering a peaceful retreat within a quiet and well-maintained development. Despite its tranquil setting, the property benefits from excellent accessibility, with convenient driving distance to major motorways and transport links.

The accommodation is generously proportioned throughout and comprises two double bedrooms, including a principal bedroom with en-suite facilities, along with a modern family bathroom. The home features a fitted kitchen complemented by a separate utility area, providing practical and well-planned living space. A bright and airy living room diner offers an ideal area for both relaxation and entertaining.

This attractive park home combines comfort, space and convenience, making it an ideal choice for those seeking a calm lifestyle without sacrificing connectivity.

Approach

Via a tarmac drive way leading to an allocated parking space in front of the property. Access to the property is along a paved path to either the front or rear entrance which are reached via sets of brick and paved feature steps.

Entrance Hallway

UPVC obscure double glazed door, central heating radiator, modern white gloss storage cupboards, shoe space and cloak storage.

Living Room Diner

18' 9" max x 19' 2" max (5.71m max x 5.84m max)
L Shaped Room. Two central heating radiators, electric flame effect modern wall mounted fire, TV point, two UPVC double glazed windows to the side and rear elevations.

Kitchen

10' x 7' 3" (3.05m x 2.21m)

High gloss units both above and below with granite effect worktop over incorporating stainless steel sink and mixer tap, four ring gas hob with stainless steel splashback, oven, integrated extractor hood, dishwasher, UPVC double glazed window to front elevation.

Bathroom

Bath with mixer taps. Wash basin with mixer taps and vanity unit, low level flush WC, feature wall mirror, tiling to splash prone areas and UPVC double glazed obscure window to rear elevation.

Bedroom One

.10' 9" x 9' 8" (3.28m x 2.95m)

Central heating radiator, walk in wardrobe with shelving and low voltage lights and central heating radiator and UPVC double glazed window to rear elevation

Ensuite

heated towel rail, hand wash basin with mixer taps and vanity unit, shower enclosure with thermostatically controlled shower, extractor fan, obscure double glazed window to front elevation.

Bedroom Two

9' 3" x 10' 3" (2.82m x 3.12m)

built in wardrobes, central heating radiator, dressing table and mirror and UPVC double glazed window to front elevation









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Council Tax Band: A

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