

for sale

**£300,000** Freehold



## Ashburton Road Birmingham B14 6JB

Situated in a popular and convenient residential location, this well-presented property at Ashburton offers an excellent opportunity for first-time buyers, growing families, or investors alike. Ideally positioned within easy reach of local amenities, reputable schools, transport links.

- Energy Rating: F
- Double Glazing Throughout
- Central Heating
- Driveway
- Workshop with Toilet

# Property Details

## Driveway/Front Garden

Block - Paved  
Lawn

## Garage 15' 5" x 7' 5" (4.70m x 2.26m)

Secure Entry

## Workshop 9' 11" x 7' 5" (3.02m x 2.26m)

Toilet Within

## Entrance Hall

Double Glazed Windows/Door

## Living Room 12' 11" x 11' 3" (3.94m x 3.43m)

Double Glazed Windows

Radiator

Feature Fireplace

## Reception Room 11' 3" x 10' 11" (3.43m x 3.33m)

Double Glazed Window

Radiator

## Kitchen/Diner 17' 3" x 10' 6" (5.26m x 3.20m)

Double Glazed Window/Door

Fitted Wall and Base Kitchen Cabinets

Worktop

Stainless Steel Sink

Integrated Hob

Wooden Floor

Tiled

Space for appliances

## Hallway Upstairs

## Bedroom One 11' 8" x 10' 6" (3.56m x 3.20m)

Double Glazed Window

Radiator

## Bedroom Two 11' 10" x 10' 6" (3.61m x 3.20m)

Double Glazed Window

Radiator

## Bedroom Three 8' x 6' (2.44m x 1.83m)

Double Glazed Window

Radiator

## Bathroom 8' 6" x 6' (2.59m x 1.83m)

Toilet

Basin

Shower Cubicle

Tiled walls

Vinyl Flooring

## Rear Garden

Lawn

Fencing to Boundaries





Total floor area 120.8 m<sup>2</sup> (1,300 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: KTH307509 - 0002

Tenure:Freehold EPC Rating: F

Council Tax Band: D

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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