

A SPACIOUS THREE BEDROOM TERRACE HOME WITH PARKING AND REAR DOUBLE GARAGE IN A POPULAR RESIDENTIAL AREA



**85, ASHBROOK ROAD
STIRCHLEY
BIRMINGHAM B30 2XE**

- Convenient location easy access to Stirchley and Kings Heath
- Front living room
- Fitted kitchen / diner
- Conservatory/ utility room
- Three bedrooms and first floor shower room
- Driveway parking plus huge rear garage and storage

Offers in excess of £250,000

An attractive three bedroom inner town house in a popular residential position on the 'Pineapple' development convenient for access to the main Pershore Road and local facilities in Stirchley and Kings Heath. This spacious home has gas central heating and double glazing and benefits from a driveway providing off road parking with the benefit of rear access and a large double garage and additional storage with parkland to the rear. Ideal for a buyer looking for that extra storage or hobby space.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH with double glazed entrance door and window and a panel front door to the hall.

ENTRANCE HALL with stairs to the first floor and door to the lounge.



LIVING ROOM 16' 11" (into bay) x 11' 10" (max) with double radiator, double glazed bay window to the front, brick fireplace with tiled hearth, door to the Understairs Store Cupboard and door to the kitchen.

FITTED KITCHEN / DINER 9' 4" x 15' 2" fitted with units with pine doors and light coloured work surfaces comprising an inset one and half bowl single drainer stainless composite sink with cupboard under, space and plumbing for dishwasher, range of base and wall cupboards, inset ceramic hob with cooker hood over and built in under oven, integrated fridge/ freezer, tiled splashbacks, double radiator in the dining area, three double glazed windows to the rear and double glazed door to the conservatory.

UPVC CONSERVATORY 9' 6" x 10' 10" with double glazed windows to two sides and a pitched roof, double French doors opening to the garden, there is a small utility area in the one corenr with a worktop and inset sink, cupboard under and space and plumbing for a washing machine. Separate WC partitioned off with a WC fitted to a 'saniflow' system.



FIRST FLOOR

STAIRS TO LANDING with a double radiator and all rooms leading off .



BEDROOM 1 (front) 10' 10" x 13' 10" (plus deep recess) a double bedroom with double radiator and UPVC double glazed window, built in storage cupboard and wall mounted 'Worcester' gas central heating boiler.

BEDROOM 2 (rear) 12' 8" x 6' 0" with double radiator and UPVC double glazed window.

BEDROOM 3 (rear) 9' 6" x 6' 0" with UPVC double glazed window

MODERN SHOWER ROOM with a wide shower enclosure, fully tiled with 'Triton' electric shower and sliding door, wash basin and W.C. set in a combination unit with concealed cistern and cupboards, chrome ladder style heater and UPVC double glazed window with obscure glass.



OUTSIDE

The house is set back from the road behind a front garden area with a paved driveway providing off road parking.

PRIVATE REAR GARDEN with paved areas and others laid with chippings for ease of maintenance, inset bushes and conifers, garden shed and greenhouse and to the rear accessed from gates to a right of way to the rear.

LARGE DOUBLE GARAGE 20' x 16' 2" precast sectional concrete construction on a concrete base being ideal for the motor enthusiast with double doors opening to a parking area inside the gates to the rear access

Additional Metal Storage Locker 11' 8" x 7' 1"



GENERAL INFORMATION

TENURE	We are informed the property is Freehold
VIEWING	By prior appointment with Oakton Estates on 0121 459 9641
EPC Rating	D58
Council Tax	Band 'B' (Birmingham)

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.