



## 41 Ashbrook Road

Stirchley, Birmingham, B30 2XF

Offers In The Region Of £250,000



Lovely two bedroom mid-terrace home 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 upcoming Hazelwell Train Station! The property benefits from double glazing and central heating and being much improved the accommodation briefly comprises; front fore garden, entrance hall, living room, kitchen/diner with access to a rear garden. To the first floor there are two bedrooms and a bathroom! Energy Efficiency Rating D. To arrange a viewing to view this lovely home please contact our Moseley office.



### Approach

This mid terraced property is approached via a paved pathway leads to side lawn turfed area with hedging surround and leads to a UPVC front entry door opening into:

### Hallway

With tiled flooring, stairs giving rise to the first floor landing, ceiling light point and door opening into:

### Reception Room

17'8" into bay x 11'10" (5.40 into bay x 3.62)

With double glazed bay window to the front aspect, wood veneer flooring, ceiling light point, feature fireplace with wooden mantle piece, wall mounted light points, ceiling mounted light point, central heating radiator, door opening into under stairs storage cupboard housing the washing machine and ceiling light point and further door opening into;

### Kitchen/Diner

9'4" x 15'1" (2.85 x 4.60)

Laminate to flooring, central heating radiator, double glazed windows with accompanying double glazed door to the rear garden, base units with wooden work surfaces incorporating induction hob with extractor over and cooker, stainless steel sink and drainer with mixer tap over, tiling to splash backs, ceiling spotlights, cupboard housing 'Ferroli' combination central heating boiler and space for fridge freezer.

### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point, loft access point, door opening into storage cupboard providing useful storage and ceiling light point and doors opening into:

### Bedroom One

11'0" x 16'9" max x 13'8" min (3.36 x 5.11 max x 4.17 min)

With ceiling light point, double glazed window too the front aspect, over stairs storage cupboard providing useful storage and central heating radiator.

### Bedroom Two

9'5" x 12'4" (2.89 x 3.77)

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

### Bathroom

7'5" x 6'3" (2.28 x 1.91)

With a three piece white bathroom suite comprising low flush WC, sink on pedestal with mixer tap over, panel bath with two taps over and shower attachment above, lino to flooring, wall mounted towel rail, tiling surround, double glazed opaque window to the rear aspect, ceiling light point and wall mounted extractor.

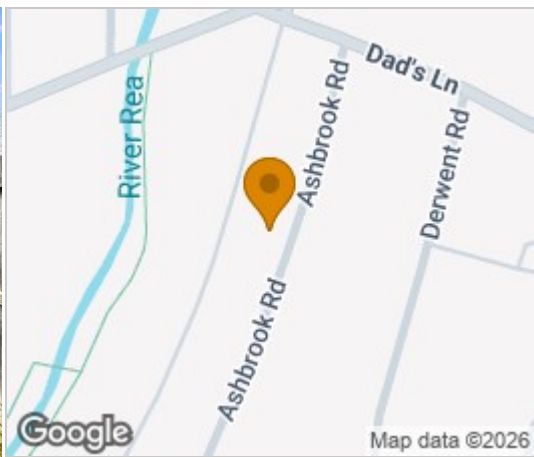
### Rear Garden

With a paved patio and decking leading to lawn turfed area which leads to a rear patio area with shed and fencing surround.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 41 Ashbrook Road Birmingham, B30 2XF is band B and the annual Council Tax amount is approximately £1,620.70 subject to confirmation from your legal representative.





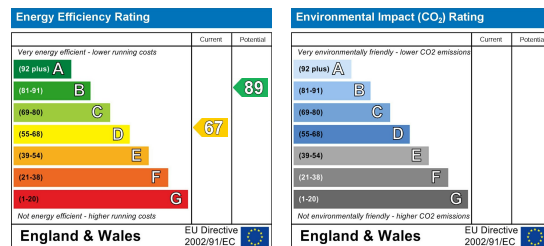
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 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.