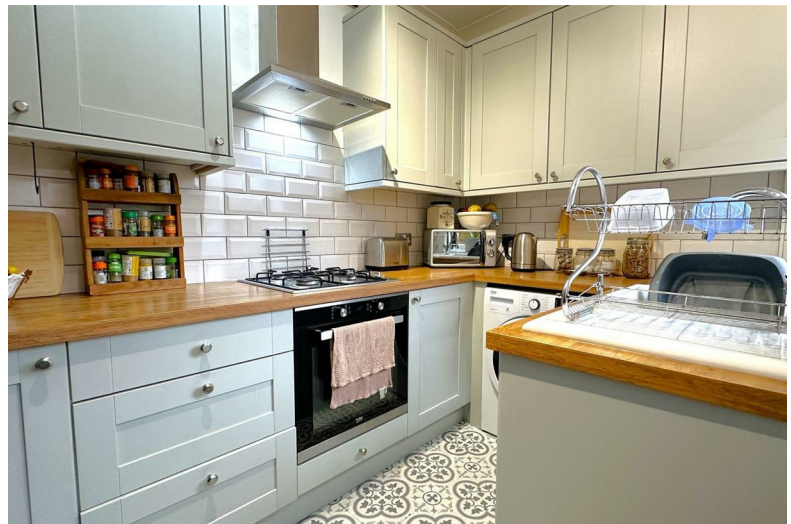




46 Ashmore Road

Cotteridge, Birmingham, B30 2HA

Offers Over £285,000



SIMPLY BEAUTIFUL PERIOD HOME IN THE HEART OF COTTERIDGE This is simply a beautiful character home in the heart of Cotteridge, which still retains a wealth of character and charm in a position hard to beat!

Located in one of the areas most sought-after, tree-lined roads being just a short stroll away from Cotteridge park you are also well placed for the much in-demand local schools, excellent transport links and also all of the amenities in Cotteridge, Stirchley and Bournville. The house itself offers the following; fore garden, entrance vestibule and hallway, front reception room with bay window, rear dining room with French doors, contemporary re-fitted kitchen and a landscaped rear garden. To the first floor you have lovely main bedroom with bay window, second great size double bedroom and a family bathroom. To book your viewing of this wonderful home please call our Bournville sales team. Council Tax Band B, EPC Rating D.



Approach

This nicely presented and characterful two bedroom mid terrace is approached via wrought iron shared front gate to a low maintenance front garden with raised decorative borders and low level wall and picket fence, leading to hard wood front door with glazed window above opening into entrance vestibule, with laminate floor covering, wall mounted electric fuse box, picture rail cornice to ceiling with glazed interior door into main entrance hall;

Hallway

With picture rail, ceiling light point, continued laminate floor covering and interior door into front reception room;

Front Reception Room

14'0" into bay x 8'8" into recess (4.27 into bay x 2.66 into recess)

Double glazed bay window to front, cornice to ceiling, decorative picture rail, decorative, dado rail, inset gas fire on raised hearth with wooden mantle piece and surround, shelving to alcove, central heating radiator, continued laminate floor covering and inbuilt meter cupboards,

Rear Reception Room

13'2"x 12'2" to recess (4.03x 3.72 to recess)

From hall interior door opens into rear reception room with door to under-stairs storage cupboard and step leading into rear living room with double glazed French doors giving access to rear garden,

ceiling light point with ceiling rose, cornice to ceiling, picture rail, dado rail, door opening into stairs to first floor, central heating radiator, continued laminate floor covering and built in storage to alcove, glazed interior door and stone step leads down into refitted kitchen;

Kitchen

11'9" x 6'6" (3.6 x 2)

Excellent modern kitchen comprising a selection of grey fronted wall and base units with integrated Beko oven and four burner gas hob with inbuilt stainless steel extractor above, ceramic sink and drainer with hot and cold mixer tap, with space facility for washing machine and fridge freezer, wooden block work surface, metro style tiling to splash backs,, double glazed exterior door giving access to rear garden and double glazed window to side, ceiling light point and cornice to ceiling

Rear Garden

With side return, panelled fencing to border and leading out to patio area with wooden door opening into garden shed with single glazed window and providing excellent storage, main garden area with raised patio, side wooden gate to side alley way, steps lead down the garden with mature lawns and decorative sculptured flower beds to all borders and garden being finish with a mature selection of plants and shrubs and panelling to boundaries;

Access to first floor

Stairs gives access to first floor landing with ceiling light point, decorative dado rail, striped pine interior door and into;

Bedroom One

13'10" x 14'2" into bay (4.23 x 4.34 into bay)

With feature doubled glazed bay window to front, cornice to ceiling, decorative picture rail, ceiling light point and central heating radiator;

Bedroom Two

10'9" x 13'2" (3.28 x 4.03)

With double glazed window to rear, central heating radiator, ceiling light point, dado rail, door opening into over stairs storage cupboard and also incorporating loft access.

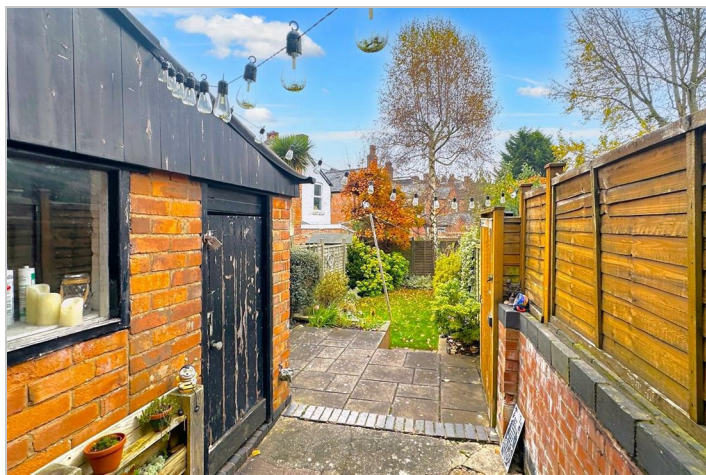
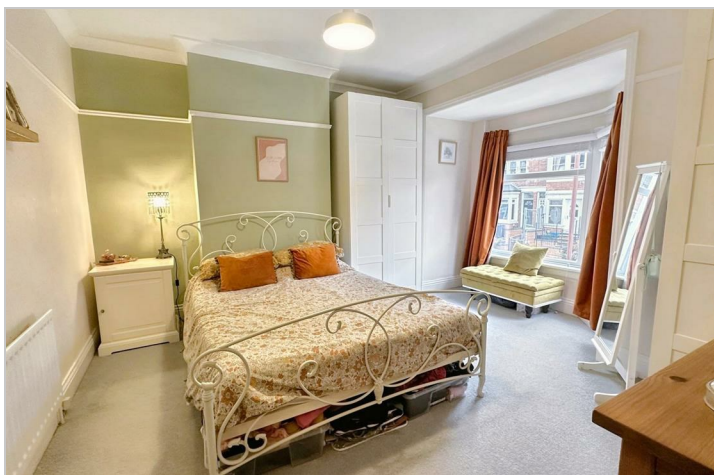
Bathroom

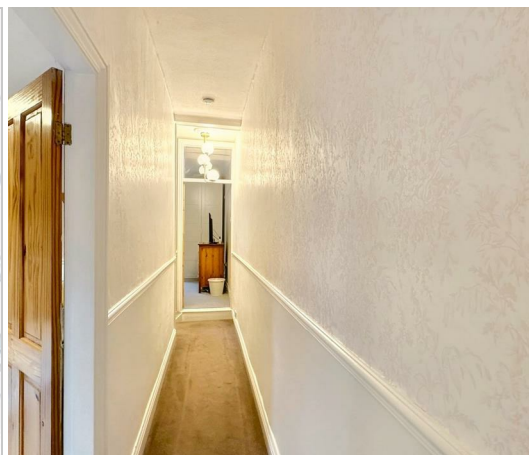
12'9" x 6'5" (3.9 x 1.97)

With step down into multi level bathroom, with tongue and groove panel bath, glass shower screen with electric shower over, wash hand basin on pedestal, low flush wc, frosted double glazed window to the rear, ceiling light point, wall mounted mirror, light point points, tiling to splash backs, exposed wooden floor covering, in built boiler cupboard with Worcester Bosch combination boiler.

Tenure

We believe the property to be Freehold subject to confirmation by a Solicitor.





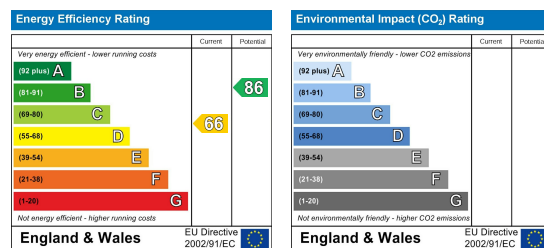
Floor Plan



Viewing

Please contact our Bournville Office on 0121 458 1123 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.