



51 Ashmore Road
Cotteridge, Birmingham, B30 2HB

Offers Over £395,000



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SIMPLY BEAUTIFUL - "THE TULIP HOUSE" - WONDERFUL PARK VIEWS! Very occasionally one of 'those' homes comes to market that you just fall in love with - this is one of those homes! No.51 sits proudly on the corner of Ashmore Road with wonderful views of Cotteridge Park into the distance and offers the most beautifully presented and extended of homes, packed with modern high end finishes but still retaining a wealth of charm and character. From it's dual aspect bay windows to it's stunning living - kitchen extension it has been painstakingly modernised from top to bottom and is ready to be your next home. Ideally placed for all the area has to offer including the much in-demand local schools, stones throw from the park, excellent transport links and of course all of the amenities in nearby Bournville, Strichley and Cotteridge. you could not be better located to enjoy all the area has to offer. In brief you will find a pretty front garden, entrance vestibule, dual aspect dining room with two bay windows and fireplace, living - dining - kitchen extension, guest wc and laundry and a landscaped rear garden with planning and footings for a rear garage and off road parking. To the first floor there is a main bedroom with dual aspect park views, second good bedroom, renovated four piece bathroom and a further staircase gives rise to the top floor third bedroom with far reaching views! Call the Bournville team to book your viewing!



Approach

This stunning three bedroom end of terrace family home is approached via a low level wall with decorative flowerbeds wrapping around the property with fore lawns and decorative flowerbeds with a selection of tulips and lavender plants and slate style steps leading to a composite double glazed leaded light front entry door with a accompanying feature numbered window above opening into:

Entrance Vestibule

With tiled effect floor covering, ceiling light point, central heating radiator, door opening into under stairs storage cupboard with plentiful storage and fuse box and recessed spots and oak internal door and step leads into:

Sunny Dual Aspect Dining Room

15'5" to bay and recess x 14'0" into bay (4.72m to bay and recess x 4.29m into bay)

With double glazed bay windows to the front and side respectively with in-built plantation shutters, Victorian low level style radiator and further contemporary wall mounted column radiator, exposed refurbished wooden floor covering, ceiling light point with ceiling rose, cornice to ceiling, decorative picture rail, inset gas cast iron fireplace with tiled surround and raised tiled hearth, in-built double storage cupboards with one opening up into a home office and desk and in-built gas meter cupboard.

Stunning Extended Living and Kitchen

13'09" x 16'06" (4.19m x 5.03m)

Glazed oak interior door into living kitchen with a further double glazed bay window with shutters to the side aspect, herringbone hardwood floor covering with underfloor controlled heating, inset log burning stove on raised slate hearth, wooden beam mantle piece and feature exposed brick, cornice to ceiling, decorative picture rail, in-built shelving to alcoves, oak internal glazed door to stairs to the first floor and opening into kitchen.

Kitchen Extension

13'3" x 16'01" (4.04m x 4.90m)

A stunning contemporary kitchen with marble returns and work surfaces and feature tiled splash backs, space facility for a Range gas cooker with Smeg stainless steel extractor over, ceramic sink and drainer with hot and cold mixer tap, tiled floor covering with underfloor heating, space facility for an American style fridge freezer, space facility for microwave, double glazed Velux roof light to the side, space facility for a wine cooler, integrated AEG dishwasher, double glazed frosted sash window to the side aspect, feature ceiling lighting and recessed lighting, drop down ceiling light point to breakfast bar area, double glazed French doors giving access to the rear garden, in-built larder cupboard also housing central heating combination boiler and oak internal door opens into:



Utility/Guest WC

5'05" x 5'06" (1.65m x 1.68m)

With space facility for washing machine and tumble dryer, wall mounted sink on vanity unit with under sink storage and hot and cold mixer tap, recessed spots to ceiling, frosted double glazed window to the rear aspect, feature slate returns to widow sill, push button low flush WC and hexagonal tiled floor covering with under floor heating,

Rear Garden

Being accessed from the French doors leading out to a beautiful landscaped rear garden with a full width slate patio and returning to side return providing outside seating and entertaining area and wooden gate to front garden, pitch roof garden shed, patio then leading onto the main garden area with mainly mature lawn and raised decorative flowerbeds to all borders and sloping pathway suitable for disabled access then gives access to the rear garden area which has a conversion and planning for rear brick built garage. Currently with wooden double opening gate to the side access and being finished with panel fencing to all borders.



First Floor Accommodation

From the living room staircase gives rise to the first floor landing with feature double glazed sash window giving park views to the side aspect, recessed spots to ceiling, central heating radiator, landing recess with frosted sash window to the side aspect, in-built double cupboard and overhead storage units with in-built shelving, loft access point, stairs gives rise to the top floor and internal doors opens into:

Stunning Bedroom One

12'10" max x 12'02" to front of wardrobe and bay (3.91m max x 3.71m to front of wardrobe and bay)

Dual aspect bedroom with two sash style window to the side aspect and further single glazed sash style bay window to the front aspect, two low level central heating radiators, quadruple in-built floor to ceiling wardrobes, ceiling light point with ceiling rose and cornice to ceiling.

Bedroom Two

10" x 10'07" to recess (3.05m x 3.23m to recess)

With a double glazed sash windows to the rear aspect, cornice to ceiling, in-built double wardrobe and side storage shelving to alcoves, ceiling light point with ceiling rose and low level central heating radiator.



Stunning Four Piece Bathroom

6'07" x 10" (2.01m x 3.05m)

With a contemporary walk-in shower with mains rain effect shower above, high flush WC, freestanding claw footed bath with hot and cold mixer tap and telephone shower attachment, sink with hot and cold mixer tap on vanity unit with under sink storage, wall mounted light point, recessed spots to ceiling, under floor heating, heated chrome towel rail, frosted double glazed sash style window to the rear aspect, hexagonal tiled floor covering and feature recessed tiling to splash backs.

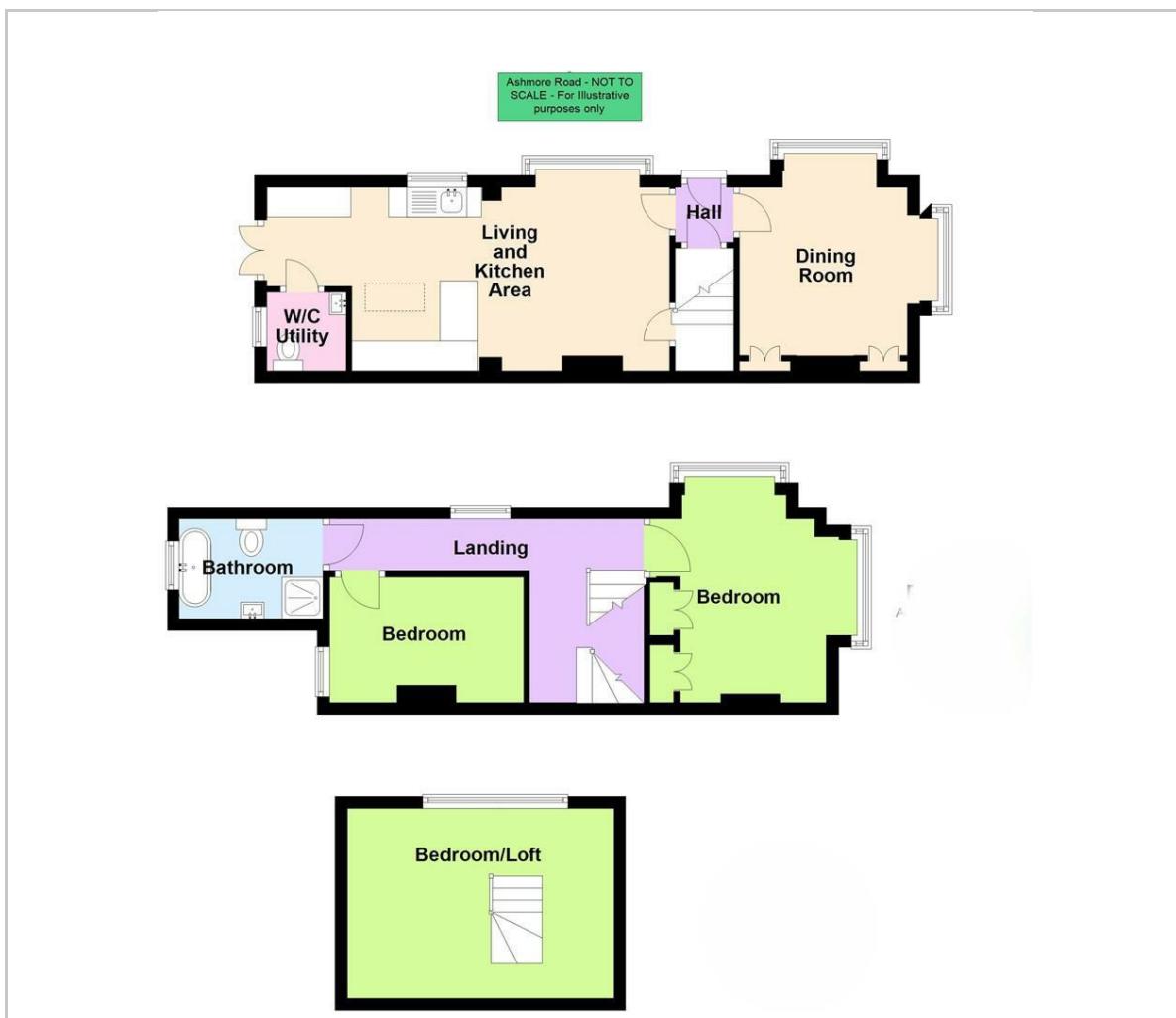
Bedroom Three (Loft)

13'10" x 17'07" with restricted head height (4.22m x 5.36m with restricted head height)

From the first floor landing door leads into a inner hallway with stairs gives rise to the top floor loft room with bespoke in-built storage to the top of the staircase, two ceiling light points, bespoke in-built storage options to eaves space with sliding entry doors to both sides, picture double glazed dormer window giving wonderful park views and central heating radiator.



Floor Plan



Viewing

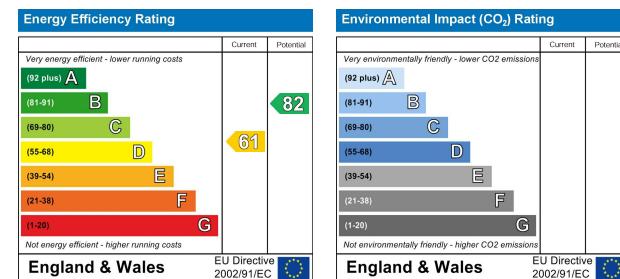
Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.



Area Map



Energy Efficiency Graph



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