



10 Ansell Way, Birmingham, B32 2AT

**Asking Price £400,000**

Hadleigh Estate Agents are delighted to offer this fantastic three bedroom semi detached house for sale. Located on Ansell Way, the property is within easy reach to Harborne High Street, offering an array of local amenities. Excellent transport links are on offer for access into Birmingham City Centre, Queen Elizabeth Hospital and University of Birmingham.

In brief the property comprises, driveway parking, entrance hallway and lounge. The original integral garage has been converted into a convenient utility room and additional reception room. To the rear is a spacious kitchen diner and guest WC. The first floor boasts three double bedrooms and modern family bathroom. To the rear of the property is a private garden.

### **Entrance Hallway**

Obscure glazed front door, central heating radiator, Karndean Luxury Vinyl Tile flooring and ceiling light point.

### **Lounge**

Spacious lounge with double glazed window to front elevation, Karndean Luxury Vinyl Tile flooring, ceiling light point and central heating radiator.

### **Utility Room**

Convenient utility room with lighting and electrics. Plumbing for washing machine, worktop and storage cupboards.

### **Study**

Multi purpose room comprising double fronted glazed windows, ceiling spotlights and central heating radiator.

### **Guest WC**

Low level flush WC, hand wash basin, central heating radiator and ceiling light point.

### **Kitchen Diner**

Modern fitted kitchen benefitting from a range of base and wall units. Plumbing for dishwasher, integrated oven, gas hob and extractor hood. Double glazed window to rear elevation and ceiling light points. Space for dining area, breakfast bar and French doors leading to rear garden.

### **Master Bedroom**

Spacious master bedroom with carpeted flooring, ceiling light point and central heating radiator. Two double glazed windows to front elevation and access to master en-suite.

### **En-suite**

Mains shower cubicle with partially tiled walls, low level flush WC and hand wash basin. Obscure glazed window to front elevation, ceiling light point and towel radiator.

### **Bedroom Two**

Spacious double bedroom with carpeted flooring, double glazed window to rear elevation, ceiling light point and central heating radiator.

### **Bedroom Three**

Double bedroom with carpeted flooring, double glazed window to rear elevation, ceiling light point and central heating radiator.

### **Bathroom**

Modern bathroom suite, low level flush WC, vanity unit and mirrored wall. Mains shower over bath, obscure glazed window to side elevation, partially tiled walls, towel radiator and ceiling light point.

### **Garden**

Private garden predominantly laid to lawn, with paved patio area. Side access and fenced boundaries.

### **General Information**

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Leasehold

EPC - B

Council Tax Band - C

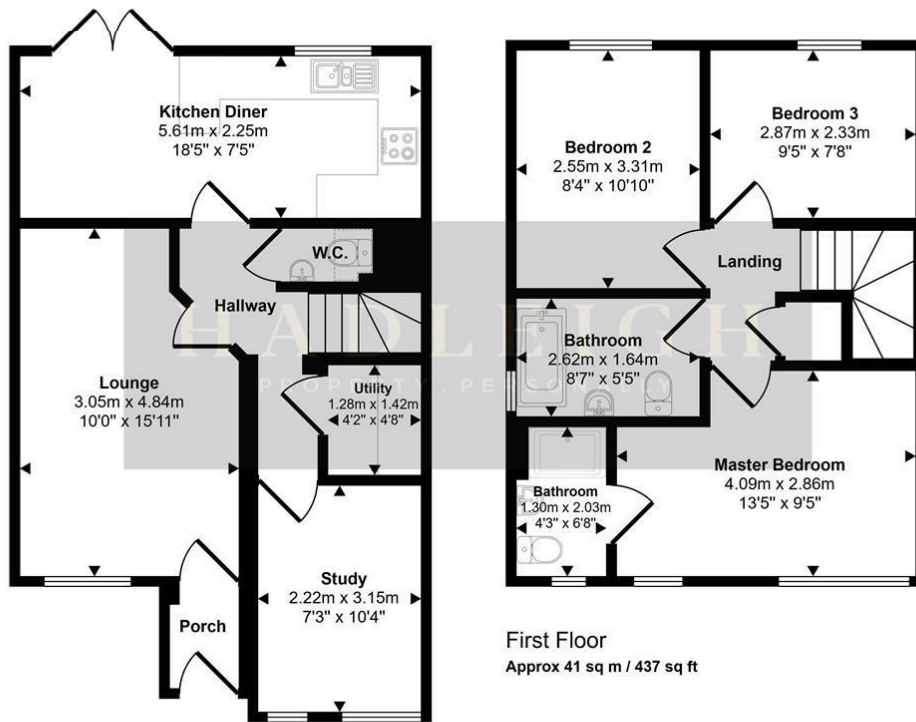
Lease length: 999 years from new, leaving approx 991 years.

Service charge: £163.32 per annum

Ground rent: £150 per annum

# Floor Plan

Approx Gross Internal Area  
87 sq m / 935 sq ft

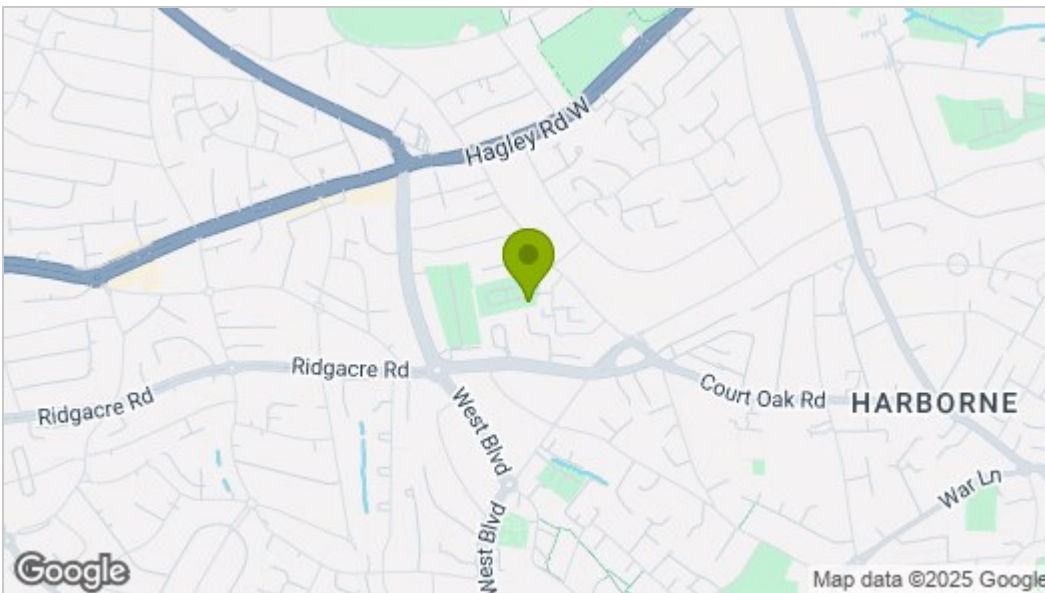


**Ground Floor**  
Approx 46 sq m / 498 sq ft

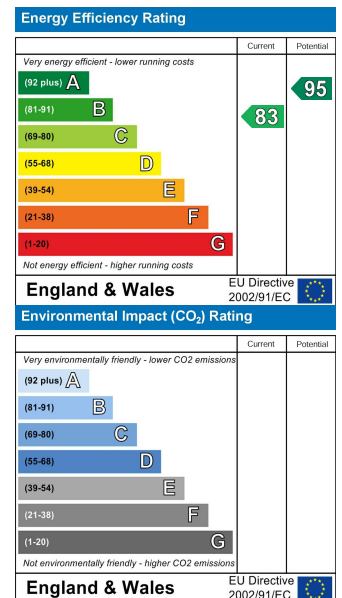
Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# 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.