



Ashdale Drive, Nr Hollywood

Offers Around £250,000

- PORCH & HALLWAY
- MODERN KITCHEN
- CONSERVATORY
- BATHROOM
- GARAGE & DRIVEWAY
- GUEST CLOAKS WC
- LOUNGE DINER
- THREE GOOD BEDROOMS
- REAR GARDEN
- VIEWING ESSENTIAL

This modern mid town house offers well presented & well proportioned accommodation close to the local facilities of Hollywood and Maypole with well regarded local primary schooling and Secondary School nearby, education facilities are subject to confirmation from the Education Department.

There is the benefit of local shops at Maypole including Sainsburys and easy access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway forming the hub of the midlands motorway network.

There are railway stations nearby at Yardley Wood, Wythall and Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham, Solihull, Kings Heath and the surrounding suburbs.

An ideal location therefore for this charming home which sits back from the road behind a front block edged driveway with electric car charging point. A UPVC double glazed front door opens to the

PORCH

Having storage cupboard and door opening to the

RECEPTION HALLWAY

Having ceiling light point, laminate wooden flooring, storage cupboard and doors opening to the lounge diner, kitchen, cloaks storage cupboard and

GUEST CLOAKS WC

Having window to the side, ceiling light point, low level WC and vanity wash hand basin

MODERN KITCHEN

11'0" x 9'9" (3.35m x 2.97m)



Having UPVC double glazed window to the front, ceiling light point and being fitted with a range of wall and base mounted storage units with work surfaces over having inset sink and drainer, induction hob with extractor canopy over, integrated electric double oven, integrated fridge and freezer, space and plumbing for an automatic washing machine, kick board heater and space with plumbing for a slimline dishwasher

LOUNGE DINER

17'1" max x 16'6" max (5.21m max x 5.03m max)



Having UPVC double glazed window and sliding patio style doors to the conservatory, two ceiling light points, three central heating radiators, laminate wooden flooring and staircase rising to the first floor accommodation

CONSERVATORY

13'0" x 9'4" (3.96m x 2.84m)



Having UPVC double glazed double opening doors and windows to the rear garden, ceiling light point and laminate wooden flooring

FIRST FLOOR LANDING

Having ceiling light point, airing/storage cupboard, doors off to the three bedrooms and bathroom and loft hatch access with drop down ladder leading to the part boarded loft space

BEDROOM ONE
15'0" x 9'10" (4.57m x 3.00m)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobes

BEDROOM TWO
11'3" x 9'10" (3.43m x 3.00m)



Having UPVC double glazed window to the front, ceiling light point and central heating radiator



BEDROOM THREE
11'2" x 6'5" (3.40m x 1.96m)

Having 'herringbone' style flooring, ceiling light point, central heating radiator and UPVC double glazed window to the rear

BATHROOM



Having UPVC double glazed window to the front, recessed ceiling spotlights, heated towel rail, jacuzzi bath with mixer shower over, vanity wash hand basin, low level WC and complementary wall tiling

REAR GARDEN



Having lawn with sun catcher patio to the rear, defined fenced boundaries and gate opening to the rear garage area

SINGLE GARAGE

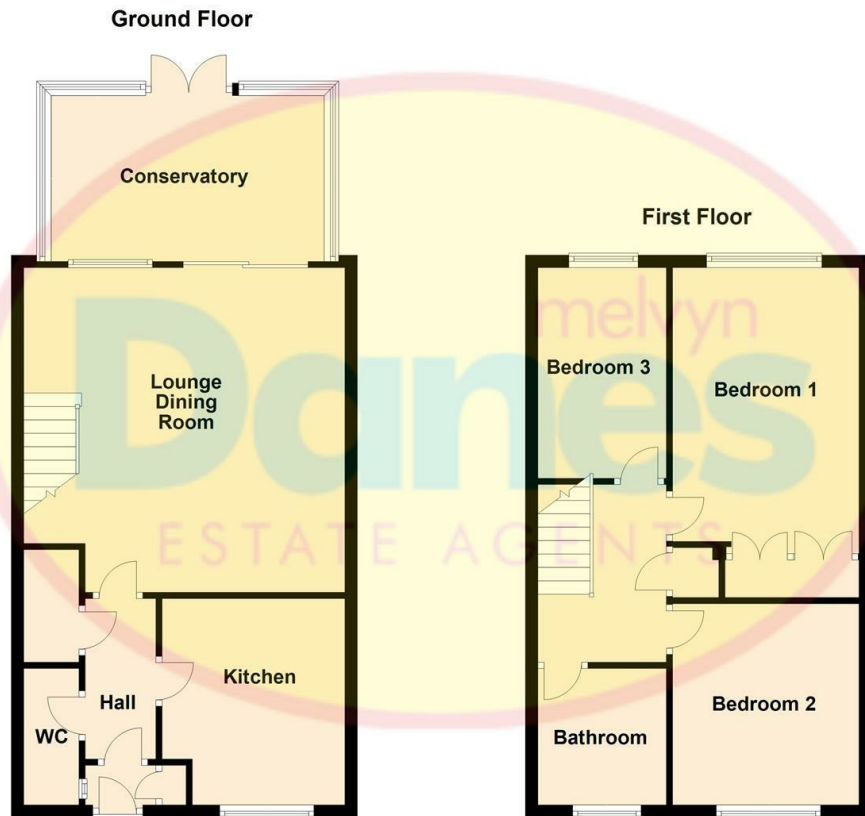
From the gate entering the garage area the middle garage on the right has an up and over door

SOLAR PANELS

The property has the benefit of solar panels which are held on a roof space lease basis where the occupiers enjoy use of the electricity provided and the surplus is returned to the supplier. The vendors solicitor will provide the necessary documentation with this regard at the point of conveyance.

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



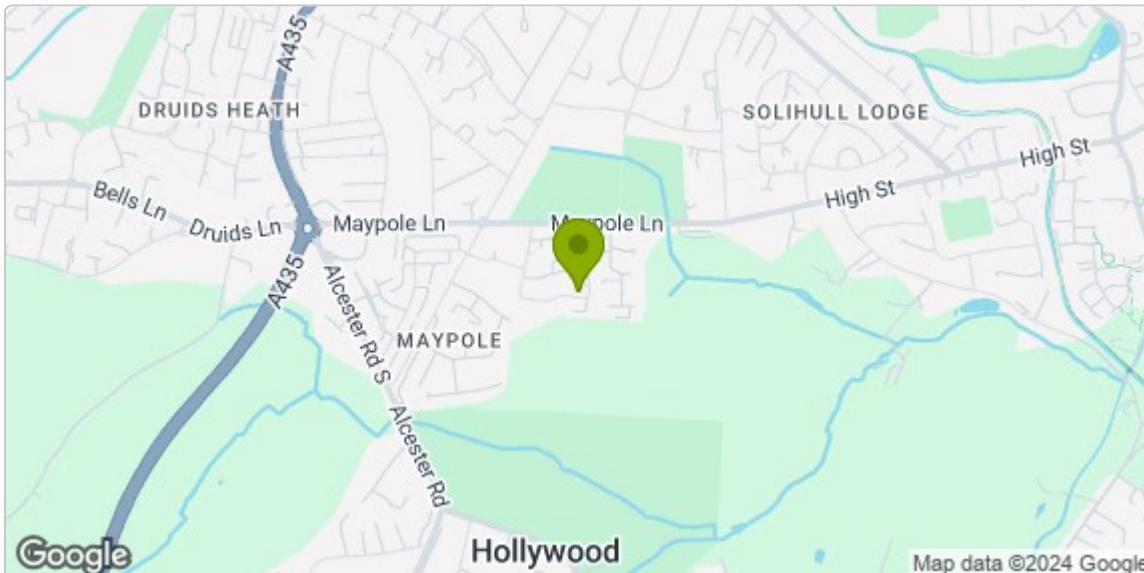
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: C

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
 56 Ashdale Drive Nr
 Hollywood Birmingham B14
 4TU

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	71
England & Wales	EU Directive 2002/91/EC	

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