



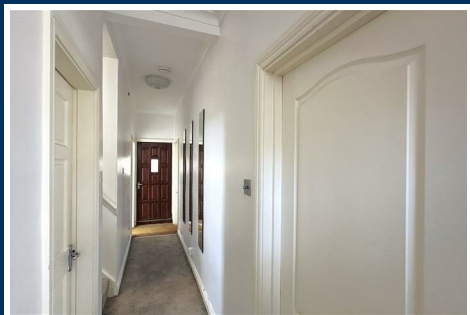
## 1 Ashmore Road

Cotteridge, Birmingham, B30 2HB

Offers In The Region Of £300,000



**\*QUIRKY, CHARACTER - PRIME LOCATION AND NO CHAIN!\*** This is a unique, three good bedroom, double-fronted, period home set on the ever sought-after Ashmore Road in Cotteridge. Offering quirky and characterful features throughout and with the added bonus of being offered with no onward chain, this is a lovely home waiting for its new owners! 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 and hallway, living room with bay window, dining room with bay window, kitchen, utility room a small rear garden. To the first floor there is a main bedroom, second good bedroom, four piece bathroom and a further good size third bedroom. Call the Bournville team to book your viewing!



#### Approach

This nicely presented double fronted, three bedroom period home is approached via a low level wall and front fore garden with mature shrubs and plants, then steps leading up to a storm porch with a hardwood front entry door with glazed window above opening into:

#### Entrance Vestibule

With wall mounted fuse box and open to;

#### Main Hallway

With cornice to ceiling, stairs giving rise to the first floor landing, wooden access rear door giving to the rear garden and internal French doors opening into:

#### Dining Room

10'8" x 16'8" into bay (3.25m x 5.08m into bay)

With an original style single glazed bay window with stained glass insets to the front aspect, exposed wooden floor covering, cornice to ceiling, ceiling light point with ceiling rose and central heating radiator.

#### Living Room

16'2" max x 13'3" max (4.93m max x 4.06m max)

With a further original style single glazed bay window with leaded light stained glass insets to the front aspect, cornice to ceiling, ceiling light point with ceiling rose and central heating radiator.

#### Utility

9'1" max x 8'0" max (2.77m max x 2.44m max)

With a selection of matching wall and base units, wall mounted Ideal Logic combination boiler, single glazed sash window to the rear aspect, plumbing facility for washing machine/tumble dryer, inset stainless steel sink and drainer with hot and cold mixer tap, space facility for fridge freezer, further single glazed sash window to the side aspect, work surface, tiling to splash backs, central heating radiator and ceiling light point.

#### Kitchen

13'4" x 8'8" max (4.06m x 2.64m max)

With a selection of matching wall and base units with roll edge work surfaces, integrated oven, ceramic sink and drainer with hot and cold mixer tap, ceiling light point, tiling to splash backs, laminate floor covering, single glazed sash window to the rear aspect and feature alcove to chimney breast.

#### First Floor Accommodation

From hallway staircase with balustrades gives rise to the to first floor landing with ceiling light point, single glazed sash window to the side aspect, loft access point and doors opening into:

#### Bathroom

9' x 7'05" (2.74m x 2.26m )

With a four piece bathroom suite comprising panel bath with hot and cold mixer tap, push button low flush WC, corner entry shower with mains power

shower, wash hand basin on pedestal, low flush WC, two single glazed frosted windows to the rear aspect, recessed spots to ceiling and laminate wood effect floor covering.

#### Bedroom One

13'9" x 17'1" max (4.19m x 5.21m max)

With two double glazed sash windows to the front aspect, ceiling light point and central heating radiator.

#### Bedroom Two

13'11" x 10'08" (4.24m x 3.25m )

With triple single glazed sash windows to the front aspect, ceiling light point, central heating radiator and laminate floor covering.

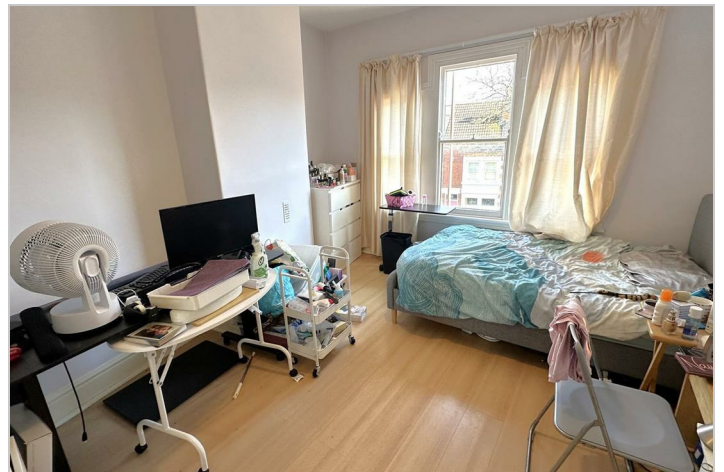
#### Bedroom Three

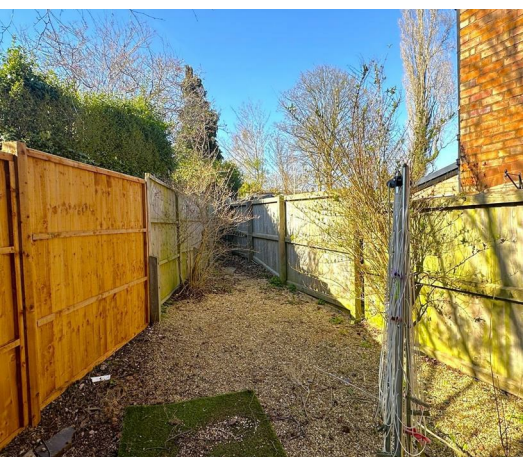
13'03" x 7'08" (4.04m x 2.34m )

With single glazed sash window to the rear aspect, inset cast iron decorative fireplace, ceiling light point and central heating radiator.

#### Rear Garden

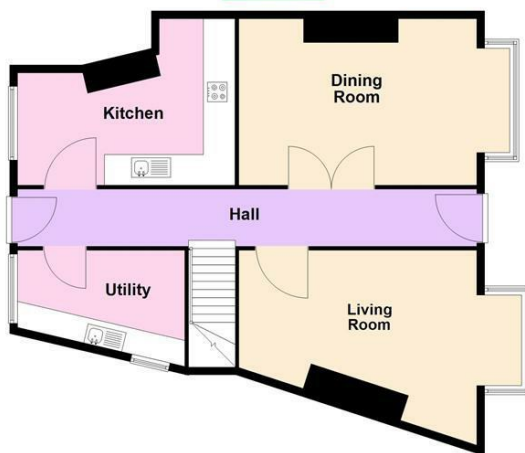
From the rear access door leads to the rear garden with low maintenance Cotswold stone and panel fencing to borders with a wooden access gate.





## Floor Plan

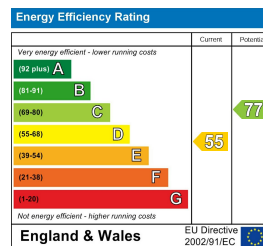
Ashmore Road -  
NOT TO SCALE -  
FOR  
ILLUSTRATIVE  
PURPOSES ONLY



## Viewing

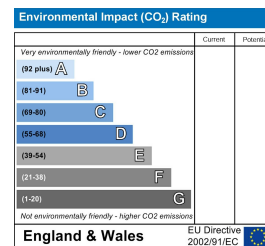
Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



England & Wales

EU Directive  
2002/91/EC



England & Wales

EU Directive  
2002/91/EC

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### 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.