



20 Ashby Close, Hodge Hill, Birmingham B8 2RB

Asking price £400,000

REDUCED BY £50,000

A substantial, modern, freehold 4 bedroom detached house occupying a large (wide) corner plot, with single car side garage, plus a double width rear in line garage. All located off a huge front driveway offering off road parking to the front.

Other benefits include gas central heating, brand new UPVC double glazing, ground floor cloakroom, first floor en-suite and bathroom. Please see virtual tour and floor plan on the website.

NO UPWARD CHAIN



Ashby Close is located off Old Bromford Lane which in turn runs off the main Bromford Lane Hodge Hill.

The property stands well back from the roadway behind a very large full width block paved foregarden, side and partial rear garden that provides access to both the single car side garage and the extended brick built double garage.

The property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof having full height bay to the front elevation.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES:-

ON THE GROUND FLOOR

PORCH ENTRANCE

With UPVC double glazed door and windows.

RECEPTION HALL

Single panel central heating radiator with mantle over.

TILED AND FITTED CLOAKROOM

Low flush w.c. wash hand basin, laminated floor, single panel central heating radiator, alarm control box.

MOST ATTRACTIVE LOUNGE (FRONT)

19'11 x 11'10 (6.07m x 3.61m)

UPVC double glazed bay window, twin panel central heating radiator. Modern coal effect fitted gas fire with tiled hearth and surround.

DINING ROOM (REAR)

11'11 x 9'3 (3.63m x 2.82m)

Single panel central heating radiator, UPVC double glazed window.

REFITTED KITCHEN (REAR)

15'11 x 9'11 (4.85m x 3.02m)

Single drainer twin bowl sink unit with mixer taps. 2 double door, a corner double door and 3 single door base units. 2 double door wall units, 4 ring electric hob with double oven below, plumbing for automatic washing machine, twin panel central heating radiator, UPVC double glazed window.

ON THE FIRST FLOOR

LANDING

UPVC double glazed window, linen and storage cupboard with additional single panel central heating radiator.

MASTER BEDROOM 1 (FRONT)

16' x 12'4 (4.88m x 3.76m)

UPVC double glazed bay window, single panel central heating radiator, mirror fronted double door wardrobe.

OFF IS AN EN-SUITE SHOWER ROOM

6'1 x 4'7 (1.85m x 1.40m)

Shower cubicle, low flush w.c. wash hand basin, heated towel rail, UPVC double glazed window. Single panel central heating radiator.

BEDROOM 2 (REAR)

11'3 x 8'11 (3.43m x 2.72m)

UPVC double glazed window, single panel central heating radiator, mirror fronted double door wardrobe.

BEDROOM 3 (FRONT)

10'2 x 7'3 (3.10m x 2.21m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 4 (REAR)

9'3 x 6'3 (2.82m x 1.91m)

UPVC double glazed window, single panel central heating radiator, mirror fronted double door wardrobe.

MODERN TILED BATHROOM

7'5 x 6'6 (2.26m x 1.98m)

Panelled in bath with central taps and shower attachment. Pedestal wash hand basin, low flush w.c. UPVC double glazed window, single panel central heating radiator, spotlights.

SIDE GARAGE

17'10 x 8'3 (5.44m x 2.51m)

Double door entrance, Baxi wall mounted gas fired central heating boiler. Single panel central heating radiator, loft hatch for loft storage.

LEADING ONTO

UTILITY AREA

16'5 x 8'1 (5.00m x 2.46m)

Single panel central heating radiator, UPVC double glazed door.

OUTSIDE

Separate tradesman's side entrance.

UPVC side door.

EXTENDED DOUBLE GARAGE

19'2 x 18'1 (5.84m x 5.51m)

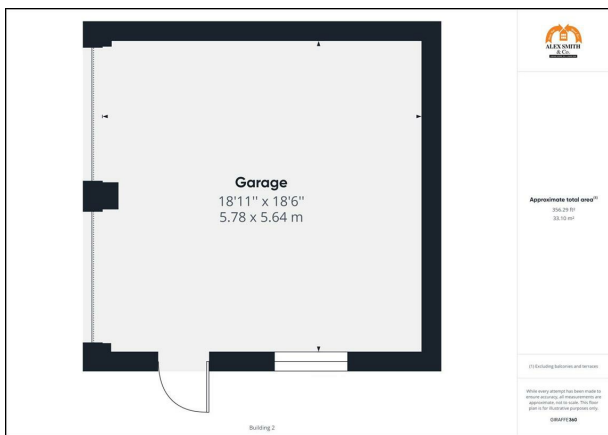
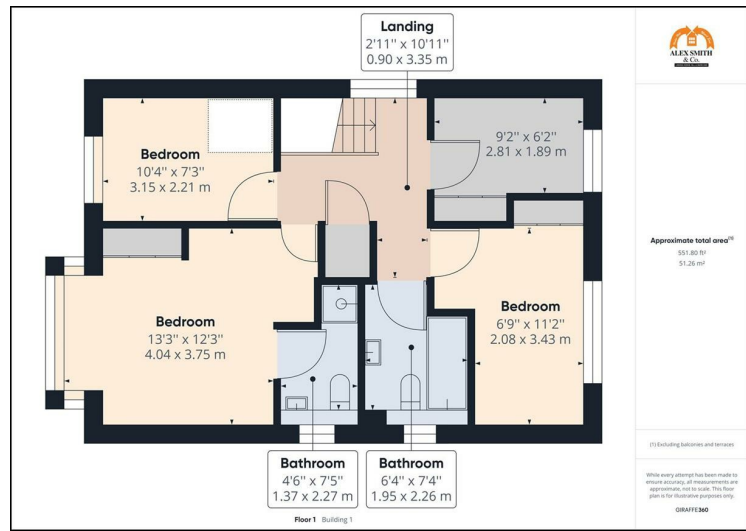
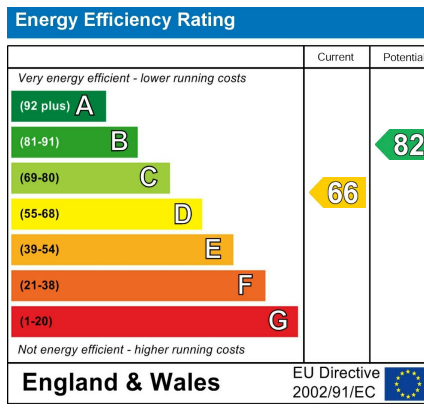
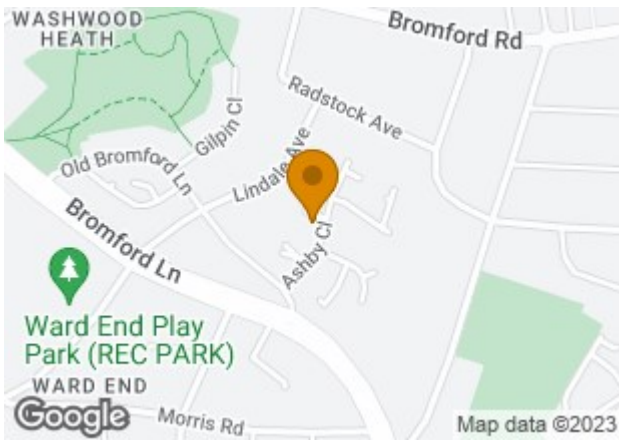
Loft hatch for storage.

OUTSIDE

Paved patio.

Spacious lawned rear garden with fenced borders.





TENURE: We are advised that the property is Freehold, however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

SERVICES: Mains drainage, gas, electricity and water are connected together with gas fired central heating and telephone, subject to BT/ Cable Regulations

VIEWING: By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill)

PROPERTY MISDESCRIPTION ACT: The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.



ALEX SMITH & Co.
 CHARTERED SURVEYORS AND ESTATE AGENTS

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