



17 Ash Drive, Northfield, Birmingham, B31 5JW

£285,000

- Four Bedroom Three Storey Semi-Detached House
- Family Bathroom & Jack & Jill En-Suite
- Study/Play Room/Bedroom Four
- Council Tax Band D
- No Upward Chain
- Kitchen/Diner
- Quiet Location Over Looking Parkland
- Hall & Downstairs WC
- Lounge
- EPC Rating - C

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An immaculately presented four bedroom, three storey semi-detached town house, with kitchen/diner, downstairs wc, lounge, family bathroom, Jack & Jill ensuite, situated in a sought after quiet road over looking parkland, in Northfield, Birmingham



Council Tax Band: D



DESCRIPTION

The property in brief comprises hallway, re-fitted downstairs wc, cupboard, study/bedroom four, kitchen/diner having a range of wall & base units, four ring gas hob, electric oven, extractor, french doors to rear garden.

To the first floor landing there is a lounge, modern re-fitted family bathroom comprising wc, vanity sink unit, bath with shower attachments, heated towel rail, and part tiled walls, airing cupboard, and bedroom three.

Further stairs to second floor having a light and spacious good size master bedroom and double bedroom two both with built in wardrobes, and a Jack & Jill En-suite shower room

OUTSIDE

The front of the property has a drive providing off road parking.

The rear garden has a decked patio area with steps down to lawn, shed, outside tap, power sockets, and fenced boundaries

LOCATION

Situated in a quiet location on Ash Drive over looking parkland.

This popular location is situated on the outskirts of Northfield a town offering a number of shopping and eating facilities, plus easy access for commuters into Birmingham City Centre via Northfield Train Station. Longbridge Train Station and the recently regenerated Longbridge Town Centre Development is close by, home to the largest Marks and Spencer in the Midlands, Sainsburys & various entertainment facilities including the popular Herberts Yard.

Rubery Great Park is within walking distance where there is a cinema, restaurants, bars, gym and Hollywood Bowl. Easy access to all parts of the country via M5, M42 & M6 motorway links.

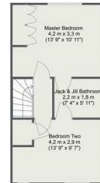
TENURE

The vendor advises us that the property is FREEHOLD. Dunedin Sales & Lettings

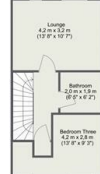
have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.



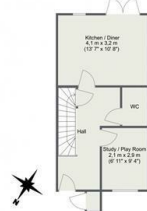
**Ash Drive
Second Floor**



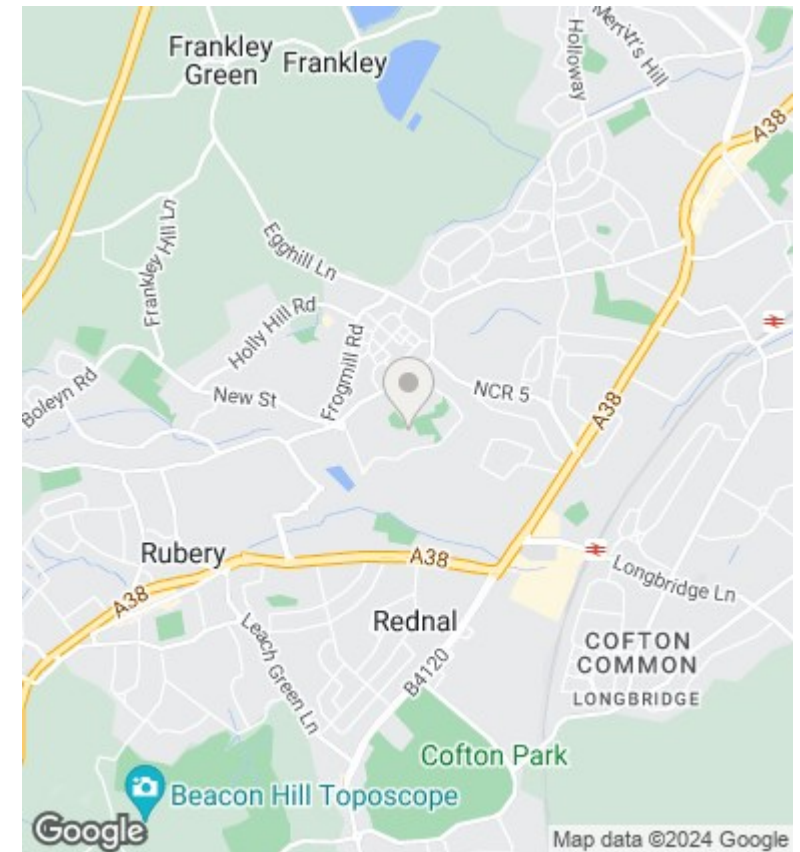
First Floor



Ground Floor



Total area approx. 115.162 / 1185sq ft
For illustrative purposes only. Decorative finishes, fixtures and fittings do not represent the current state of the property. Measurements are approximate and not to scale.
Floor plan and images supplied by PropertyPhotography Ltd



Directions

Off Hollymoor Way, turn into Sedgebourne Way and into Ash Drive Postcode is : B31 5JW

Viewings

Viewings by arrangement only. Call 0121 453 8447 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	