

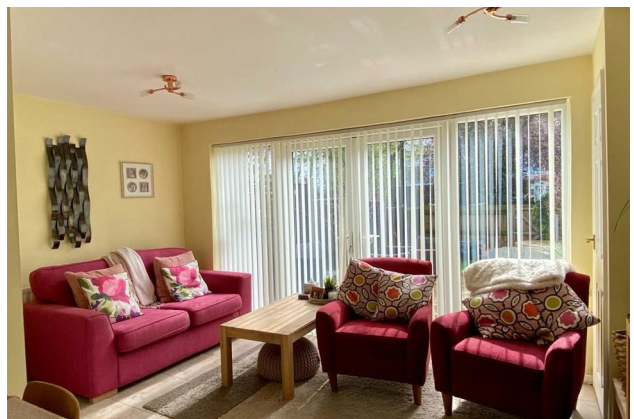
# HUNTERS®

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**4 Ainsdale Gardens, Birmingham, B24 0EP**

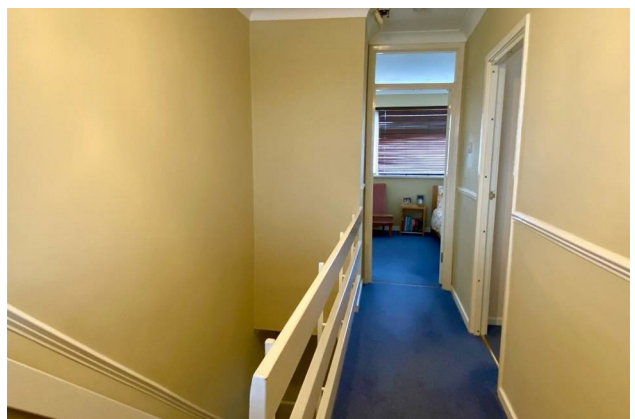
**Asking Price £225,000**

**Property Images**





## Property Images



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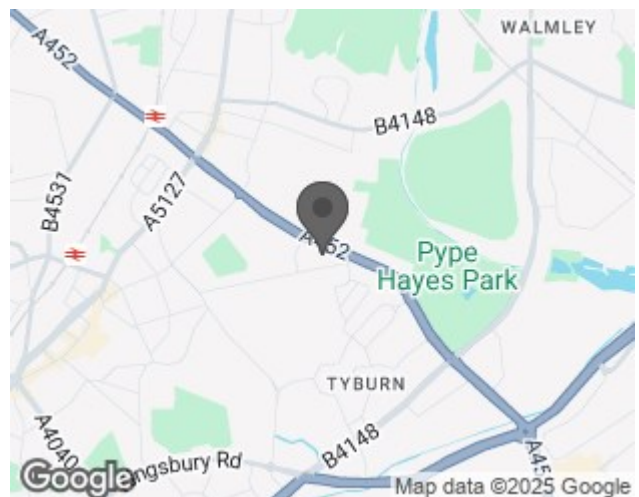


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>68</b>	<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: House Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold



## Summary

**\*\*SOLD WITH NO UPWARD CHAIN\*\***

This well arranged and well maintained three/four bedroom freehold townhouse is situated on the Chester Road, close to local amenities including transport links and a local park. Beautifully presented throughout, the gas central heated and double glazed accommodation briefly comprises; a bright and welcoming entrance hall with stairs to first floor, open-plan sitting room, dining room and kitchen having a range of drawers, cupboards, integrated fridge/freezer, integrated washing machine and four ring hob and electric oven.

On the first floor, a refitted family shower room with walk in shower and storage cupboard, bedroom three currently being used as an office, a sitting room/bedroom four and landing with stairs returning to second floor.

On the second floor, bedroom two with fitted wardrobes and storage cupboard and bedroom one again with fitted wardrobes and a further storage cupboard.

Outside, a driveway with parking for two cars and to the rear is a private rear garden with patio and lawn area and gated access to alleyway leading back to front of property.

A viewing of this property is strongly advised.

## Features

- NO UPWARD CHAIN • Open Plan Kitchen/Diner/Lounge • Private Rear Garden • Great Location for Local Amenities • Driveway with Parking for Two Cars • Refitted Shower Room • Three Storey Living • Council Tax Band C • EPC Rating D • Floorplan to Follow