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Ampton Road, Birmingham, B15 2UJ

Offers In Region Of £900,000

4 2 3



"ALL THE POTENTIAL ON AMPTON ROAD" Coming to the market for the first time in 30 years this **4 bedroom bedroom detached property** measuring in excess of 1600SQF of habitable space and in excess of 1900SQF total, occupies an ample plot in the region of 0.2 acres on a prestigious and sought after road in one of the most desirable and affluent suburbs of Birmingham, Edgbaston. Known for its leaf green complexion and convenient proximity to Birmingham City Centre. The property is in need of modernisation and boasts even further potential to extend and adapt subject to the usual conditions.

The property is of original of 1970's style construction and briefly comprises of; ample frontage that is boarded to the front with established hedge line in conjunction with mature trees adding to the privacy, the drive is very low maintenance being comprised of a tarmac driveway leading to double garage, side access to rear garden and covered porch area leading to the front door gaining access to the main entrance hall which is spacious and very greeting, stairs lead to first floor accommodation with further doors radiating off to; the ground floor w/c, spacious sitting room with large window to the front elevation and internal French doors to dining room with sliding patio door to the rear garden, separate kitchen with a door leading off to utility area with space and plumbing for additional white goods and a useful pantry area, further door off to the garden rooms with french doors on to the rear patio.

The first floor comprises off ample landing area with doors radiating off to; the principle bedroom is of considerable size with built in cupboards and ensuite off it is currently being used as a den, the second bedroom third and fourth bedrooms all accommodate a double bed and family bathroom.

The garden is accessed via the side access or alternatively off the sun room or patio doors via the dinning room. It comprises of initial patio area with raised water feature leading on to the lawn, the lawn is boarded by established hedges, trees and shrubbery adding to the leafy green charm and privacy.





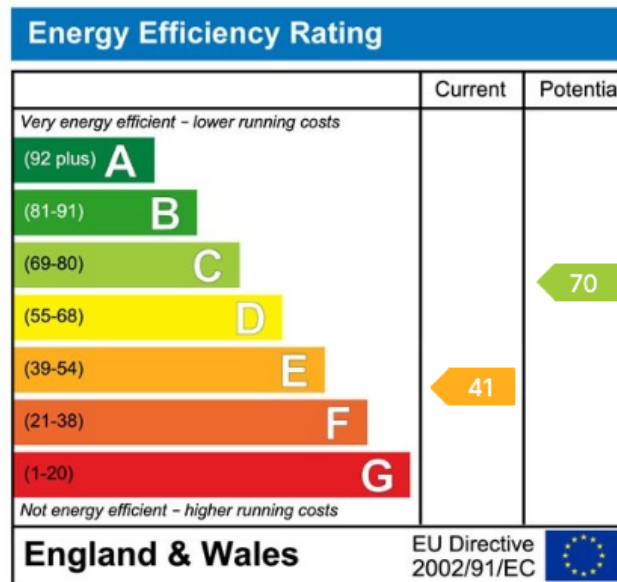
Ground Floor

First Floor

Total Area 1902.4 ft²
[1608.4ft² Excluding Garage]

Whilst every attempt has been made to ensure accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as their operability or efficiency can be given. M Knight ©

- IN EXCESS OF 1700SQF GROSS INTERNAL LIVING SPACE
- THREE RECEPTION ROOMS
- AMPLE PLOT MEASURING APPROXIMATELY 0.2 ACRES
- FAMILY BATHROOM AND ENSUITE
- MATURE AND PRIVATE FRONTAGE AND GARDENS
- PRESTIGIOUS AND SOUGHT AFTER ROAD



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