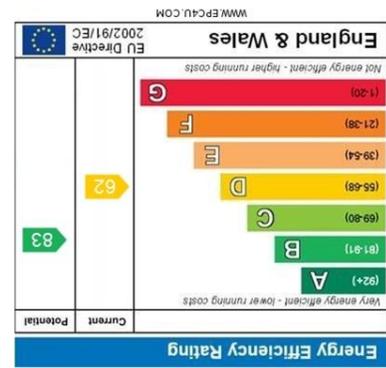


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE. THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.  
Please feel free to relay this to your Solicitor or License Conveyer.



Great Barr | 0121 241 4441



- BEAUTIFUL MID TERRACE FAMILY HOME
- THREE BEDROOMS
- DRIVEWAY
- NO CHAIN
- LOFT CONVERTED
- TWO RECEPTION ROOMS

Grove Lane, Handsworth, Birmingham, B20 2HE

Offers Over £220,000



## Property Description

This splendid three bedroom mid terraced house, now listed for sale, is a delightful combination of vintage charm and modern comfort. With its good condition, this property is a testament to the quintessentially British architectural style and represents a unique buying opportunity.

The heart of this home is undoubtedly its two separate reception rooms. Each room is enhanced with large windows and a captivating fireplace, providing a perfect setting for entertaining guests or enjoying a quiet evening. The high ceilings throughout add to the overall grandeur of the property.

The property also includes a sunlit kitchen, perfect for the culinary enthusiast. It offers ample space for meal preparation and a homely atmosphere.

One of the property's standout features is its driveway, a truly valuable asset in this bustling location. The house is superbly positioned with easy access to public transport links, local amenities, and nearby schools, making it an ideal choice for families.

Final note-worthy details include a council tax band B and an EPC rating of D, which are indicative of the property's energy efficiency and local tax liability. This is not just a home; it's a lifestyle waiting to be experienced.

**PORCH** Tiled.

**HALLWAY** Laminate flooring, two radiators, two ceiling light points.

**SITTING ROOM** 14' 8" x 9' 8" (4.47m x 2.95m) Ceiling light point, window to front, radiator, laminate flooring throughout, gas fireplace, two wall lights.

**LOUNGE** 11' 6" x 10' 0" (3.51m x 3.05m) Ceiling light point, fireplace, radiator, window to rear garden and stairs to first floor.

**KITCHEN** 11' 0" x 8' 8" (3.35m x 2.64m) Tiled, wall and base units, ceiling light point, sink, window to rear, oven, extractor fan, washing machine, boiler located in the kitchen.

**UTILITY ROOM** Door to rear garden.

**DOWNSTAIRS BATHROOM** 8' 4" x 6' 8" (2.54m x 2.03m) Tiled, toilet, free-standing shower, sink, radiator, ceiling light point and window to rear garden.

**FIRST FLOOR**

**BEDROOM TWO** 15' 2" x 11' 6" (4.62m x 3.51m) Ceiling light point, two windows to front and radiator.

**BEDROOM THREE** 12' 2" x 9' 0" (3.71m x 2.74m) Ceiling light point, window to rear, radiator.

**WC** 6' 0" x 5' 4" (1.83m x 1.63m) Toilet, radiator, vinyl flooring, ceiling light point, sink, window to side.

**CONVERTED LOFT** 18' 8" MAX x 15' 2" (5.69m x 4.62m) With the potential to be used as a play area, storage area, study or bedroom 18'8 max x 15'2 (5.69mx4.62m) (maximum measurements taken in the eaves and restricted head height in places) Ceiling light point, fireplace, window overlooking rear garden, storage cupboard and radiator.

**GARDEN** Paved area, shared alleyway.

**OUTER BUILDING**

Council Tax Band B - Birmingham City Council



Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - limited voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 64 Mbps. Highest available upload speed 15 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Virgin Media, Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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