



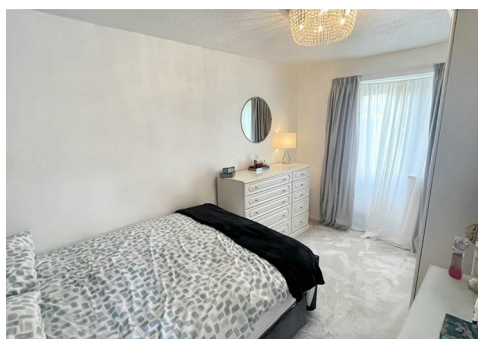
2 Four Stones Grove

Edgbaston, Birmingham, B5 7LW

Offers Over £235,000



****LOVELY TWO BEDROOM BUNGALOW IN QUIET LOCATION!!**** We are delighted to offer to the market this well presented, two bedroom bungalow located in this quiet cul-de-sac in Edgbaston which offers excellent access to all of the nearby points of interest including the City Centre, MAC Theatre, Cannon Hill Park, Birmingham University and Edgbaston Cricket ground! In brief the double glazed and centrally heated accommodation consists of; driveway and fore gardens, kitchen, living room, two bedrooms, re-fitted bathroom, rear garden. Energy Efficiency Rating D. To arrange your viewing of this lovely home please call our Moseley branch.



Approach

The property is approached via a paved driveway with lawn turfed area with decorative shrubs to frontage and leading to a UPVC front entrance door with opaque double glazed window opening into:

Kitchen

14'2" x 5'2" (4.34 x 1.59)

With tiling to flooring, wall and base units with marble effect work surfaces with stainless steel sink and drainer with mixer tap over, gas hob with extractor over, 'Beko' cooker, space for washing machine, fridge and freezer, double glazed window to the side aspect, door opening into cupboard housing 'Main' combination boiler and open walkway into:

Living Room

10'4" x 15'11" (3.15 x 4.86)

With laminate wood effect flooring, double glazed window to the front aspect, ceiling spotlights, central heating radiator and door opening into:

Inner Lobby Area

With ceiling light point and further door opening into:

Bedroom One

7'8" x 13'3" (2.36 x 4.04)

With central heating radiator, ceiling light point, built-in wardrobes providing useful storage and double glazed patio door with accompanying double glazed window giving views and access to the window to the rear garden.

Bedroom Two

9'4" x 6'11" (2.86 x 2.11)

With double glazed window to the rear aspect, ceiling light point, loft access point, central heating radiator and built-in wardrobe providing useful storage.

Bathroom

5'0" x 6'2" (1.53 x 1.88)

With tiled flooring, tiling surround, three piece white bathroom suite with low flush WC, sink on pedestal with mixer tap over, shower cubicle with rainfall shower over, double glazed opaque window to the side aspect, ceiling spotlights and central heated towel rail.

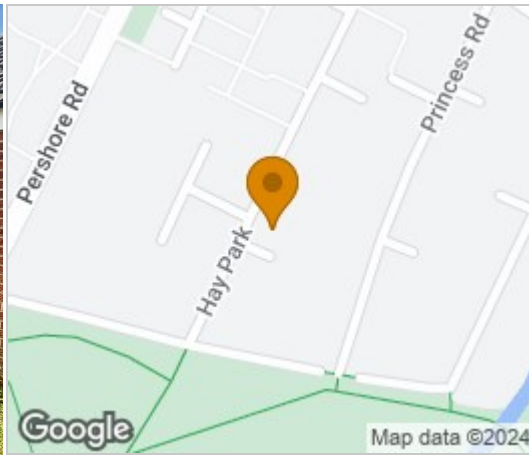
Garden

With a paved patio area leading to lawned turf with fencing to side and shrubs surround.

Council Tax Band

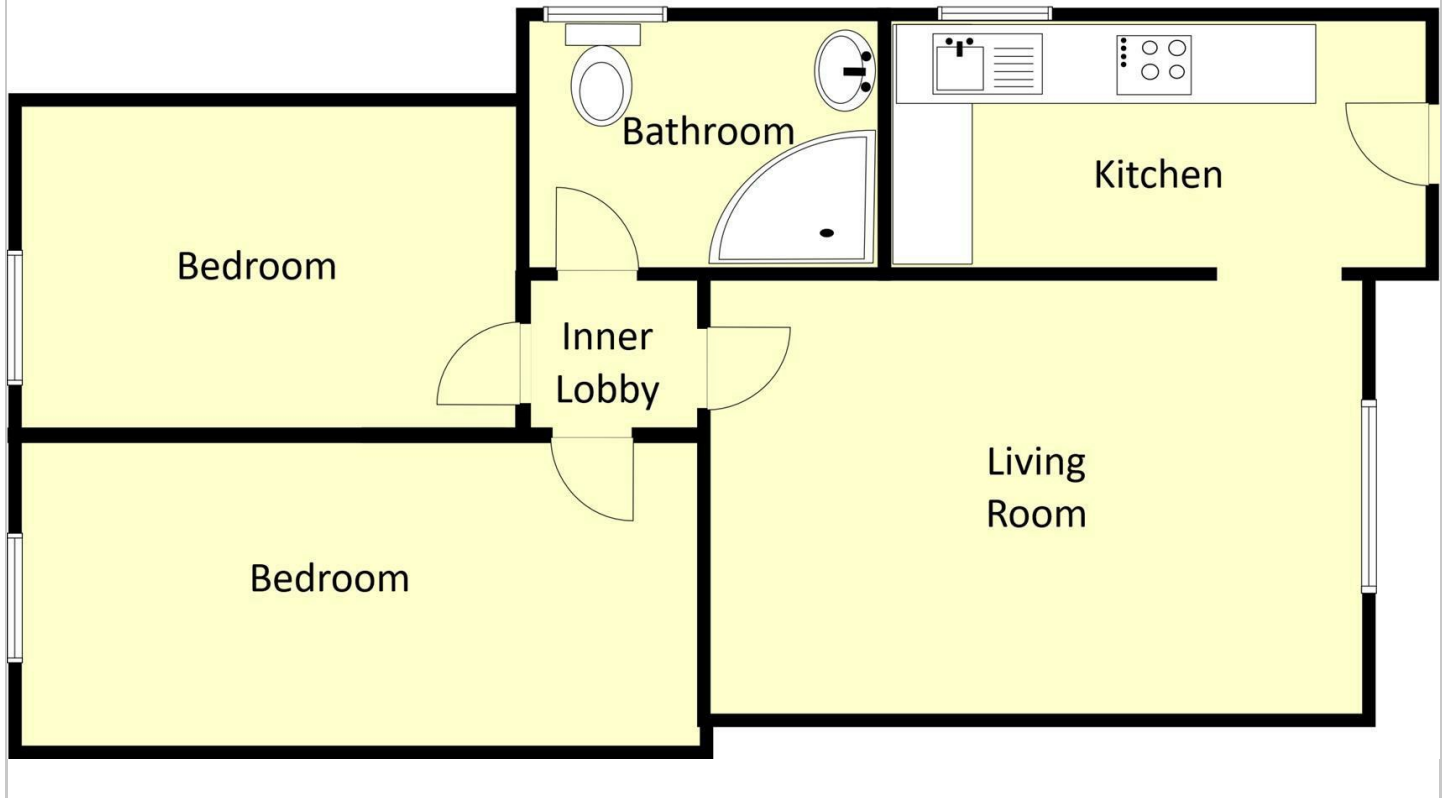
According to the Direct Gov website the Council Tax Band for 2 Four Stones Grove Birmingham, B5 7LW is band A and the annual Council Tax amount is approximately £1,389.17 subject to confirmation from your legal representative.





Floor Plan

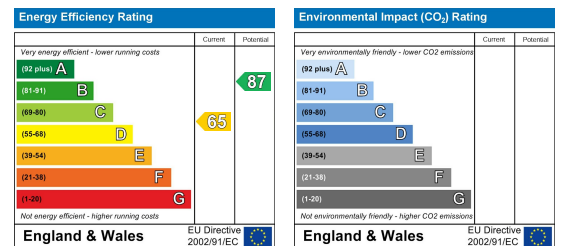
Four Stones Grove
For illustrative purposes only, NOT to scale.



Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.