



197 Groveley Lane

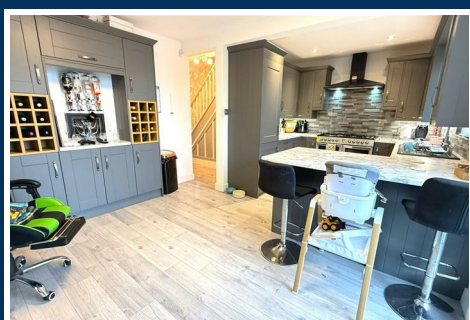
Northfield, Birmingham, B31 4QB

Offers In The Region Of £275,000



BEAUTIFULLY PRESENTED SEMI DETACHED FAMILY HOME! Offering this well presented three bedroom, semi detached family home, conveniently located for Cofton Primary School and only a short drive from Lickey Hills Nature Park, Longbridge Town Centre, Train Station and M42 motorway links. The property has been modernised by the current owner and briefly comprises of an entrance hallway, lounge, a spacious kitchen diner, lean to, and tiered rear garden. To the first floor there are three bedrooms, and the family bathroom. The property also benefits from gas central heating, double glazing (where specified), off road parking and garage.

For more information, give the team at our Kings Norton office a call or visit the virtual tour online.



Approach

The property is approached via a block paved driveway leading to a sliding double double glazed door opening into:

Porch

With double glazed windows to the side aspect, tiled flooring, feature brick archway and front entry door opening into::

Hallway

With door opening into useful storage cupboard, double glazed obscure window to the side aspect, laminate wood effect floor covering, central heating radiator, two ceiling light points, door opening into useful under stairs storage cupboard, stairs giving rise to the first floor landing and further doors opening into:

Living Room

10'11" x max 12'9" max (3.332 x max 3.888 max)

With double glazed bay windows to the front aspect, central heating radiator, ceiling light point and feature inset fireplace.

Kitchen/Diner

18'10" max x 12'4" (5.743 max x 3.779)

Dining area\ with continued laminate wood effect floor covering, ceiling light point, two central heating radiators, double glazed French door giving access to the rear lean-to and opening into kitchen area. With a selection of wall and base units with work surfaces over, space facility for Range cooker with in-built extractor over, one and a half sink and drainer with hot and cold mixer tap, double glazed window overlooking the rear lean-to, tiling to splash back areas, continued laminate wood effect flooring, integrated fridge freezer and ceiling spotlight points.

Lean-To

3'1" x 15'7" (0.962 x 4.758)

With laminate wood effect floor covering, double glazed windows and door giving views and access to the rear garden and storage space.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with obscured double glazed windows to the side aspect, ceiling light point, loft access point and doors opening into:

Bedroom One

12'5" x 8'10" to front of wardrobes (3.803 x 2.704 to front of wardrobes)

With double glazed windows to the rear aspect, in-built wardrobes, central heating radiator and ceiling light point.

Bathroom

5'10" x 7'6" (1.786 x 2.308)

With an obscured double glazed window to the front aspect, low flush WC, wash hand basin on vanity unit with mixer tap over, tiling to splash backs, bath with mixer tap and mains powered rainfall shower over, wall mounted heated towel rail, ceiling spotlight points and wall mounted extractor fan.

Bedroom Two

9'1" to front of wardrobes x 13'4" max (2.776 to front of wardrobes x 4.066 max)

With double glazed bay windows to the front aspect, in-built wardrobes, central heating radiator and ceiling light point.

Bedroom Three

7'5" x 9'5" (2.278 x 2.872)

With double glazed window to the rear aspect, ceiling light point, laminate wood effect and central heating radiator.

Rear Garden

Being access from the lean-to with steps leading down to a stoned area with further steps leading down and to artificial lawn area and bar area with further steps leading down to lawn area and patio with decorative flowerbed, also there is access to a garage (not inspected) and access at the side of the property leading to the front driveway.

Council Tax

According to the Direct Gov website the

Council Tax Band for 197, Groveley Lane Northfield, Birmingham, West Midlands, B31 4QB is band B and the annual Council Tax amount is approximately £1739.89, subject to confirmation from your legal representative.

Tenure

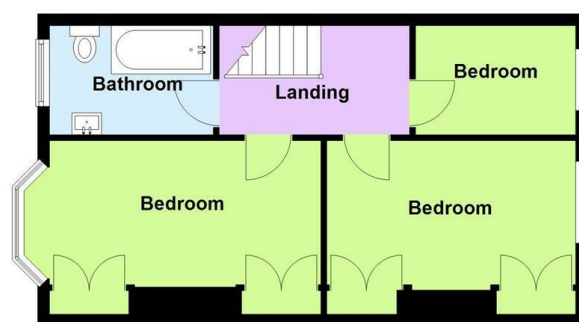
We have been informed by our vendors the property is Freehold (subject to confirmation from your legal representative).





Floor Plan

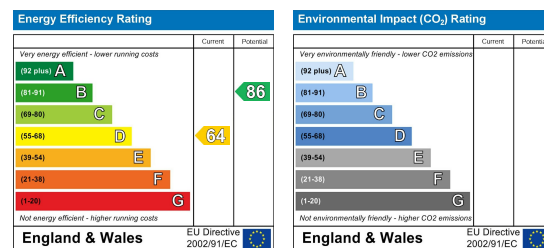
Groverly Lane - NOT TO SCALE - For illustrative purposes only



Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.