

Grove.

FIND YOUR HOME



32 Scotland Lane
Birmingham,
B32 4BS

Offers In The Region Of £240,000



Charming Semi-Detached Home in a Prime Birmingham Location

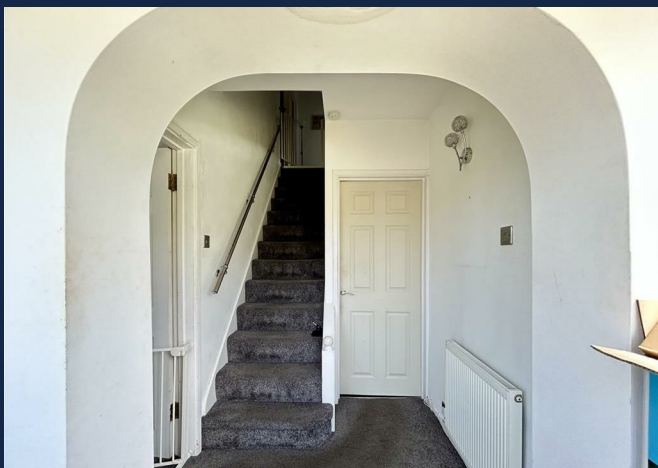
Nestled on Scotland Lane, this well-presented semi-detached property offers the perfect balance of comfort, convenience, and community. Ideally situated within walking distance of the picturesque Bartley Reservoir and close to excellent schools and local amenities, this home is perfectly placed for both families and professionals.

The property boasts a welcoming frontage with a driveway and well-maintained lawn. Inside, the accommodation comprises an inviting entrance hall, a bright and functional kitchen with access to a rear porch and useful store, a spacious reception room, and a conservatory that provides additional living space.

Upstairs, you'll find three generously sized bedrooms and a modern family bathroom—ideal for growing families or those seeking flexible living arrangements.

Whether you're looking to put down roots or invest in a high-demand area, this home offers a fantastic opportunity in one of Birmingham's sought-after neighbourhoods. JH 04/07/2025 V1 EPC=D







Approach

Via a slabbed frontage leading to double glazed obscured front door leading to porch.

Porch

Double glazed obscured windows to surround entrance into hall.

Entrance hall

Central heating radiator, door into lounge and kitchen.

Kitchen 11'5" x 8'10" (3.5 x 2.7)

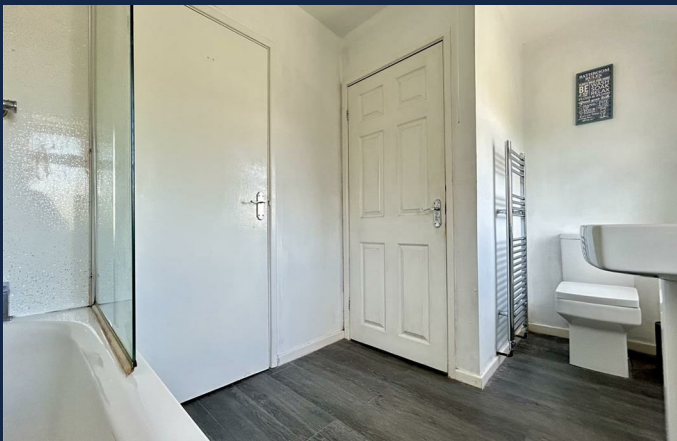
Double glazed window to rear, wall and base units with roll top surface over, splashback tiling to walls, one and a half bowl sink with mixer tap and drainer, integrated oven, hob, extractor, space for washing machine, space for tumble dryer, space for fridge freezer, central heating radiator, door into rear hall.

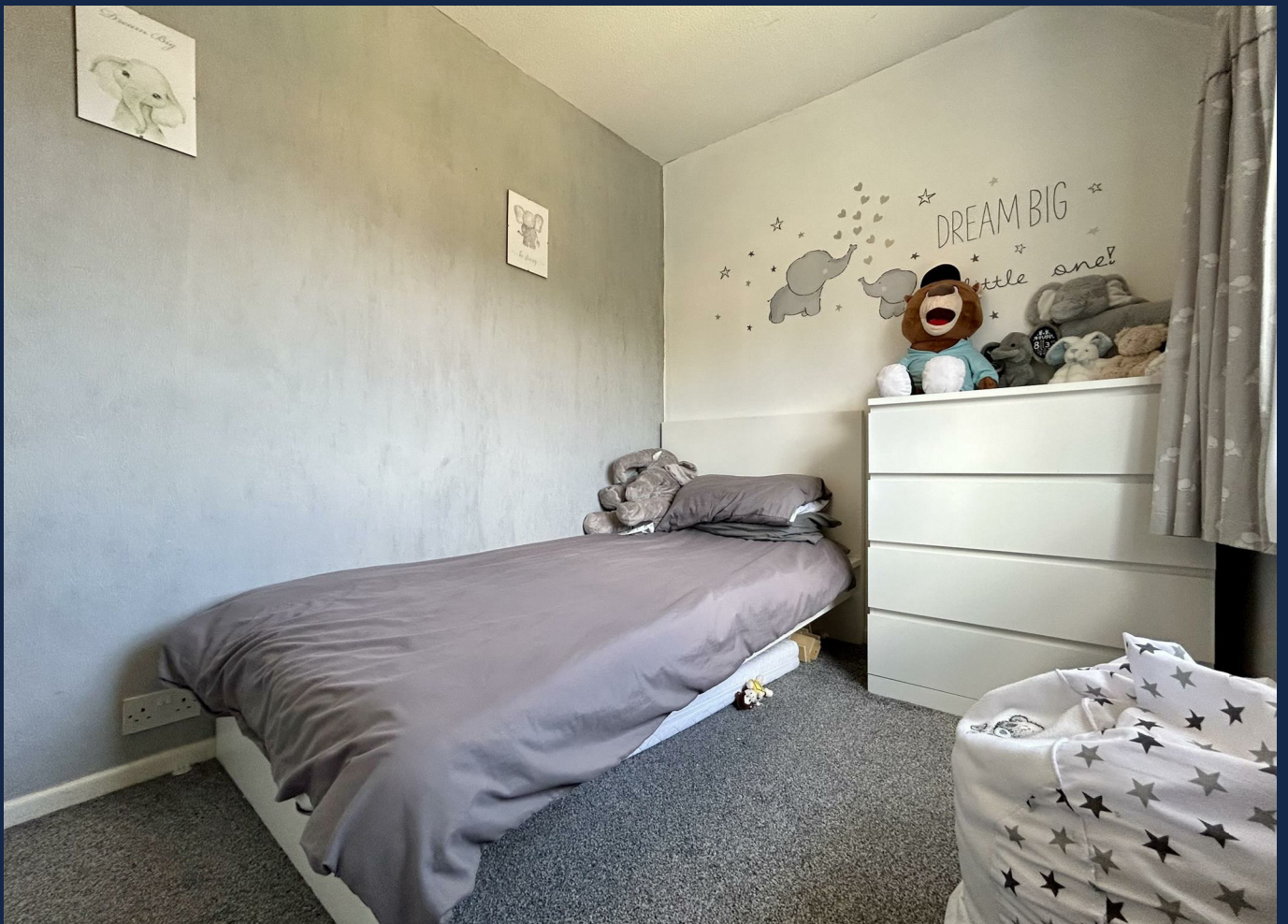
Rear hall

Double glazed obscured door to side, door into store having double glazed obscured window to side and houses central heating boiler.

Lounge 21'3" x 8'10" min 11'9" max (6.5 x 2.7 min 3.6 max)

Double glazed bow window to front, sliding door to conservatory, two central heating radiators, gas fire with brick surround.









Conservatory 8'2" x 13'1" (2.5 x 4.0)

Double glazed windows to surround, double glazed sliding patio door to side, central heating radiator.

First floor landing

Loft access, central heating radiator, doors to three bedrooms and bathroom.

Bedroom one 10'2" x 14'1" (3.1 x 4.3)

Double glazed window to front, central heating radiator, fitted cupboard

Bedroom two 12'5" x 7'10" (3.8 x 2.4)

Double glazed window to front, central heating radiator.

Bedroom three 10'2" x 6'10" (3.1 x 2.1)

Double glazed window to rear.

Family bathroom

Two double glazed obscured windows to rear, vertical central heating towel rail, low level flush w.c., pedestal wash hand basin with mixer tap, bath with shower over and airing cupboard.

Rear garden

Slabbed patio area, lawn and further patio area with feature pond.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding

Tax Band is

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial

information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

Referral Fees

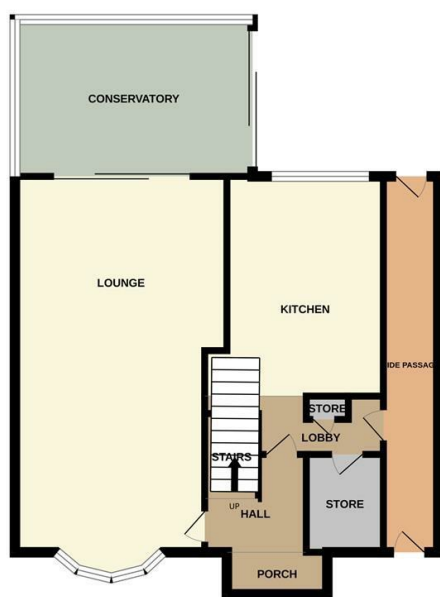
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are

£218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the 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 to their operability or efficiency can be given.
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