

Property details approval form

217 Grange Road, Kings Heath, Birmingham, West Midlands, England, B14 7RT

Date: 09 August 2024

Property Ref and Version: KTH309332 - 0003

Connells

Got it Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Property details approval form

217 Grange Road, Kings Heath, Birmingham, West Midlands, England, B14 7RT

Date: 09 August 2024

Property Ref and Version: KTH309332 - 0003

○ Price

£290,000

Tenure: Freehold

○ Key Features

- > Energy Rating: E
- > Victorian Mid Terrace
- > Lounge
- > Dining Room
- > Kitchen & Utility Area
- > Ground Floor Wet Room
- > Three Bedrooms
- > Fore Garden
- > Rear Garden

○ Short Description

Victorian Mid Terrace Home, Lounge, Dining Room, ground Floor Wet Room, Kitchen, Utility Area, Three Bedrooms, Fore Garden and Rear Garden

○ Long Description

Situated in a popular location close to Kings Heath High Street

This Victorian mid terrace home has been cared for over the years by the current owners and offers ample living space

○ Directions

○ Agents Note

Property details approval form

217 Grange Road, Kings Heath, Birmingham, West Midlands, England, B14 7RT

Date: 09 August 2024

Property Ref and Version: KTH309332 - 0003

○ Room Description

Entrance Hall

Door to the front, wall mounted radiator and doors to

Lounge

12' 2" ommitting the bay x 10' (3.71m ommitting the bay x 3.05m)

Double glazed bay window to the front and wall mounted radiator

Dining Room

13' 2" x 12' 3" (4.01m x 3.73m)

Double glazed window to the rear, wall mounted radiator, door to the stair which rise to the first floor landing, storage and door to

Kitchen

9' 9" x 6' 9" (2.97m x 2.06m)

Double glazed window to the side, a range of wall and base units incorporating a one and a half bowl sink and drainer, electric oven, gas hob with hood over and door to

Utility Area

Door to the side, loft access and door to

Family Wet Room

Double glazed obscure window to the rear, low level w.c, hand wash basin, electric shower and wall mounted radiator

First Floor Landing

Doors to

Bedroom 1

13' 3" ommitting the bay x 12' 2" (4.04m ommitting the bay x 3.71m)

Double glazed bay window to the front and wall mounted radiator

Bedroom 2

12' 3" x 10' 3" (3.73m x 3.12m)

Double glazed window to the rear, storage cupboard and wall mounted radiator

Bedroom 3

9' x 6' 11" (2.74m x 2.11m)

Double glazed obscure window to the rear, storage and central heating boiler

Front

Fore Garden

Rear

Patio area, lawn and rear gate access

Property details approval form

217 Grange Road, Kings Heath, Birmingham, West Midlands, England, B14 7RT
Date: 09 August 2024 **Property Ref and Version:** KTH309332 - 0003

○ Room Description

Property details approval form

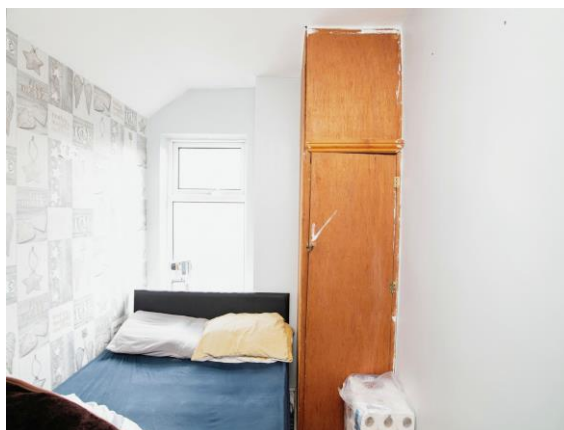
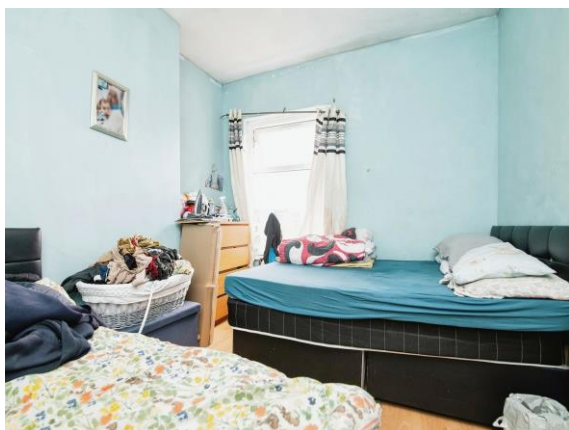
217 Grange Road, Kings Heath, Birmingham, West Midlands, England, B14 7RT
Date: 09 August 2024 **Property Ref and Version:** KTH309332 - 0003

○ Room Description

Property details approval form

217 Grange Road, Kings Heath, Birmingham, West Midlands, England, B14 7RT
Date: 09 August 2024 Property Ref and Version: KTH309332 - 0003

○ Property Images



Property details approval form

217 Grange Road, Kings Heath, Birmingham, West Midlands, England, B14 7RT
Date: 09 August 2024 Property Ref and Version: KTH309332 - 0003

○ Property Images



Property details approval form

217 Grange Road, Kings Heath, Birmingham, West Midlands, England, B14 7RT
Date: 09 August 2024 **Property Ref and Version:** KTH309332 - 0003

○ Property Images

Property details approval form

217 Grange Road, Kings Heath, Birmingham, West Midlands, England, B14 7RT

Date: 09 August 2024

Property Ref and Version: KTH309332 - 0003

○ Floor Plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

○ Approval

Signature

Date

	Signature	Date
Nicola Stevens		
Mr B. Singh		