

for sale

offers over **£210,000** Freehold



Shawbrook Grove Birmingham B14 4RG

Semi-detached house, lounge / diner, kitchen, utility room, three double bedrooms, family bathroom with separate WC, front and rear gardens.

- Energy Rating: C
- No upward chain
- Semi-detached
- Three Double Bedrooms
- Front and rear gardens

Property Details

Entrance Hall

Composite door to front, wall mounted radiator, stairs rising to first floor landing, doors off to

Lounge / Diner 21' 2" x 11' 11" Max narrowing to 9' 11" Min (6.45m x 3.63m Max narrowing to 3.02m Min)

Double glazed window to the front and rear and two wall mounted radiators.

Kitchen 11' 6" x 8' 10" (3.51m x 2.69m)

Double glazed window and door to the rear, a range of wall and base units incorporating an electric oven, gas hob and hood, a single drainer sink, wall mounted radiator and doors to

Utility Room

Double glazed window to the side, a wall mounted radiator and a storage cupboard housing the central heating boiler.

First Floor Landing

Access to the loft, doors to

Bedroom 1 13' 11" x 10' 1" (4.24m x 3.07m)

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

Bedroom 2 12' 6" x 7' 9" (3.81m x 2.36m)

Double glazed window to the front and side, wall mounted radiator and storage cupboard.

Bedroom 3 10' 1" x 6' 11" (3.07m x 2.11m)

Double glazed window to the rear, and a wall mounted radiator.

Bathroom

Double glazed window to the rear, bath with over bath mixer shower, hand wash basin with vanity unit and a heated towel rail.

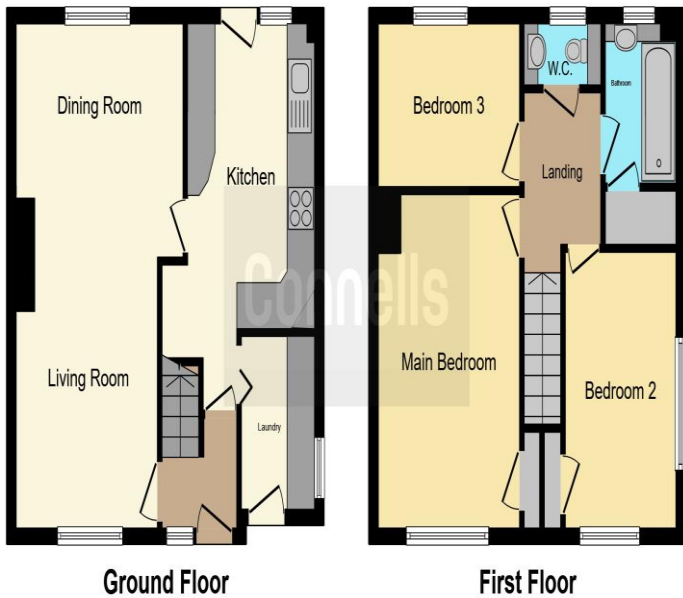
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Double glazed window to the rear, low level WC and hand wash basin with vanity unit.

Externally

Garden to the front with established shrubs and to the rear is a lawned garden with decked patio area and side gate access.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

EPC Rating: C

Property Ref: KTH309875 - 0005

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