



**Whittleford Grove, Birmingham B36 9SL**

**welcome to**

## **Whittleford Grove, Birmingham**

\*\*\* DO NOT MISS OUT \*\*\* IMMACULATELY PRESENTED \*\*\* HEAVILY EXTENDED \*\*\* FOUR BEDROOMS \*\*\* LOUNGE DINER \*\*\* CONSERVATORY \*\*\*  
LARGE KITCHEN \*\*\* TWO BATHROOMS \*\*\* DRIVEWAY AND GARDEN \*\*\* GARAGE \*\*\* CALL SHIPWAYS TO VIEW \*\*\*

### **Agent Note**

Council Tax Band C.

### **Entrance Hall**

Radiator and ceiling lightpoint.

### **Lounge**

25' max x 14' max ( 7.62m max x 4.27m max )  
Double glazed window to front and rear, sliding double glazed doors to conservatory, storage cupboard, 2 radiators and three ceiling lightpoints.

### **Kitchen**

18' x 7' ( 5.49m x 2.13m )  
French double glazed window to rear, wall and base units, built in appliances, boiler, one and half sink and drainer, door to garden, radiator and ceiling lightpoint.

### **Conservatory**

10' x 10' ( 3.05m x 3.05m )  
French doors to garden, radiator and ceiling lightpoint.

### **Downstairs Shower Room**

Double glazed window to rear, shower cubicle, vanity sink, low level wc, and ceiling lightpoint.

### **Landing**

#### **Bedroom One**

13' x 8' ( 3.96m x 2.44m )  
Double glazed window to front, radiator and ceiling lightpoint.

#### **Bedroom Two**

8' x 9' 1" ( 2.44m x 2.77m )  
Double glazed window to rear, radiator and ceiling lightpoint.

#### **Bedroom Three**

14' x 7' ( 4.27m x 2.13m )  
Double glazed window to rear, radiator and ceiling lightpoint.

#### **Bedroom Four**

9' x 11' ( 2.74m x 3.35m )  
Two double glazed window to front, radiator and ceiling lightpoint.

#### **Study**

4' x 7' ( 1.22m x 2.13m )  
Double glazed window to side, radiator and ceiling lightpoint.

#### **Bathroom**

Double glazed window to rear, bath with shower over, vanity sink, wc, radiator and ceiling lightpoint.

#### **Garage**

Door to kitchen and ceiling lightpoint.



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](http://www.focalagent.com)





**welcome to**  
**Whittleford Grove,**  
**Birmingham**

- SEMI DETACHED
- FOUR BEDROOMS + STUDY
- LOUNGE DINER
- CONSERVATORY
- KITCHEN

Tenure: Freehold EPC Rating: C

**£400,000**



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Property Ref:  
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**0121 747 4722**



[castlebromwich@shipways.co.uk](mailto:castlebromwich@shipways.co.uk)



258 Chester Road, Castle Bromwich,  
BIRMINGHAM, West Midlands, B36 0JE



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