

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' \times 10' (3.05m \times 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 fr

Double glazed window to front, radiator and ceiling lightpoint.

Bedroom Two

 $8' \times 9'$ 1" ($2.44m \times 2.77m$) 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

 $9' \times 11' (2.74 \text{m} \times 3.35 \text{m})$ Two double glazed window to front, radiator and ceiling lightpoint.

Study

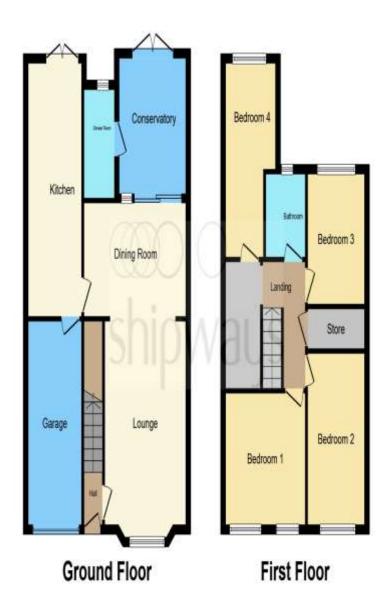
4' x 7' (1.22m x 2.13m) Double glazed window to side, radiator and ceiling lightpoint.

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





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

Tenure: Freehold EPC Rating: C

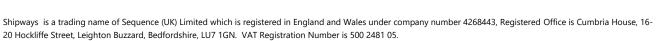
£400,000



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Property Ref: CAB111481 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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