



**Netherton Grove, Birmingham B33 9TE**

Not for marketing purposes INTERNAL USE ONLY

**welcome to**

## **Netherton Grove, Birmingham**

\*\*\* DO NOT MISS OUT \*\*\* NO CHAIN \*\*\* TWO BEDROOMS \*\*\* END OF TERRACE \*\*\* LOUNGE \*\*\* KITCHEN \*\*\* LARGE DRIVEWAY \*\*\* LARGE GARDEN \*\*\* FURTHER POTENTIAL TO DEVELOP (STPP) \*\*\* POPULAR RESIDENTIAL LOCATION \*\*\* EXCELLENT TRANSPORT LINKS \*\*\* CALL SHIPWAYS TO VIEW \*\*\*

### **Agent Note**

Council Tax Band B.

### **Rear Garden**

Decking, side access and side access.

### **Entrance Porch**

Door to hall

### **Entrance Hall**

Stairs, radiator and ceiling lightpoint.

### **Lounge**

13' max x 13' max ( 3.96m max x 3.96m max )  
Double glazed window to front, door to kitchen,  
storage cupboard and ceiling lightpoint.

### **Kitchen**

13' x 6' ( 3.96m x 1.83m )  
Double glazed window to rear, wall and base units,  
roll top work surfaces, space for appliances, built in  
oven and hob, steel sink and drainer, double glazed  
door to garden, radiator and ceiling lightpoint.

### **Landing**

Double glazed window to side and ceiling lightpoint.

### **Bedroom One**

9' x 13' 1" ( 2.74m x 3.99m )  
Two double glazed windows to front, storage  
cupboard, radiator and ceiling lightpoint.

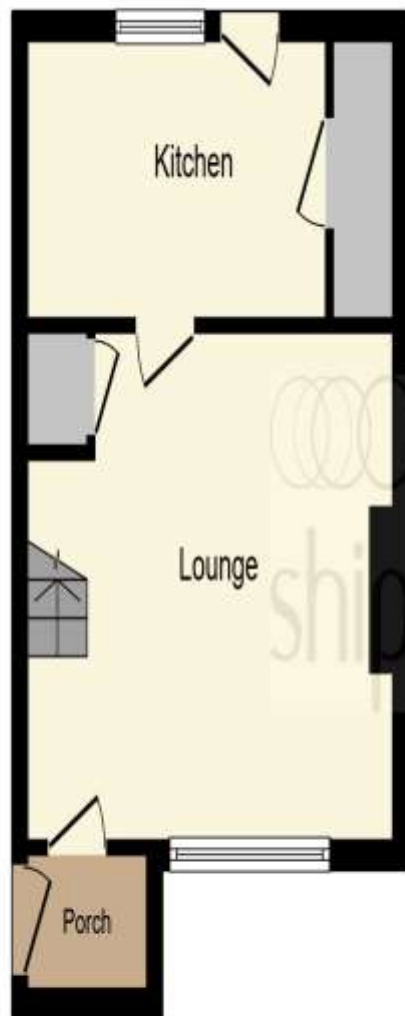
### **Bedroom Two**

9' x 9' ( 2.74m x 2.74m )  
Double glazed window to rear, radiator and ceiling  
lightpoint.

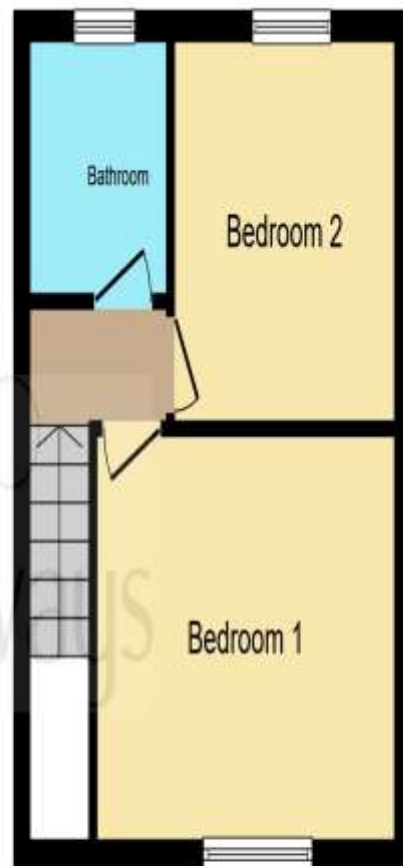
### **Bathroom**

Obscure double glazed window to rear, shower over  
bath, pedestal sink, low level wc, radiator and ceiling  
lightpoint.





**Ground Floor**



**First Floor**

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)



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**Netherton Grove,**  
**Birmingham**

- END OF TERRACE
- TWO BEDROOMS
- LOUNGE
- KITCHEN
- BATHROOM

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: B

offers over  
**£190,000**



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