



Arden Grove, Birmingham B19 1JW

welcome to

Arden Grove, Birmingham

MID-TERRACETWO RECEPTION ROOMS***TWO BEDROOMS & LOFT ROOM***KITCHEN***GROUND FLOOR BATHROOM***FIRST FLOOR
SHOWER ROOM***REAR GARDEN***

Agent Note

The Council Tax Band is A.

Approach

Paved front with UPVC door into

Entrance Hall

Double glazed to the front, stairs to the first floor, radiator, ceiling light point, doors to

Lounge

11' 2" Excluding bay x 13' 2" (3.40m Excluding bay x 4.01m)

Double glazed bay to front, laminate flooring, radiator, ceiling light point.

Dining Room

13' 2" x 11' 5" (4.01m x 3.48m)

Two skylights, laminate flooring, radiator, ceiling light point, door to kitchen

Kitchen

8' 4" x 9' 11" (2.54m x 3.02m)

Sky light, wall mounted boiler, tiled floor, wall and base units with roll top worksurface, sink and drainer, space for cooker, plumbing for washing machine, space for fridge/freezer, ceiling light point

Bathroom

Double glazed window to the rear, bath, sink and vanity unit, low level wc, heated towel rail, tiled floor and walls.





Landing

Ceiling light point, doors to

Bedroom One

11' 5" x 11' 2" (3.48m x 3.40m)

Double glazed window to front, ceiling light point, radiator.

Bedroom Two

11' 5" x 6' 8" (3.48m x 2.03m)

Double glazed window to rear, laminate flooring, ceiling light point, radiator.

Loft Room

12' 7" max x 11' 2" (3.84m max x 3.40m)

Skylight, ceiling light point, radiator, store cupboard

Shower Room

Sink and vanity unit, Shower, low level wc, vinyl flooring, part tiled walls, ceiling light point.

Rear Garden

Small slabbed courtyard with rear gated access.



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Arden Grove, Birmingham

- MID-TERRACE
- TWO BEDROOMS& LOFT ROOM
- TWO RECEPTION ROOMS
- KITCHEN
- GROUND FLOOR BATHROOM

Tenure: Freehold EPC Rating: C

offers in excess of

£200,000



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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Property Ref:
GRB110981 - 0002

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