



Teddington Grove, Perry Barr Birmingham B42 1RQ

welcome to

Teddington Grove, Perry Barr Birmingham

EXTENDED SEMI DETACHED HOMETHREE BEDROOMS***THREE RECEPTION ROOMS***GROUND FLOOR & FIRST FLOOR BATHROOMS***KITCHEN***REAR GARDEN*** OFF ROAD PARKING***NO CHAIN***

Agent Note

The Council Tax Band is C.

Approach

Paved driveway, door into

Entrance Porch

Ceiling light point, door into

Entrance Hall

Stairs to the first floor, double glazed window to the side, ceiling light point, understair store cupboard, doors to

Lounge

14' 4" x 9' 10" (4.37m x 3.00m)

Double glazed bay window to the front, ceiling light point, radiator

Dining Room

14' 10" x 9' 11" (4.52m x 3.02m)

UPVC sliding doors into reception room three, radiator, ceiling light point

Reception Room Three

12' 3" x 8' (3.73m x 2.44m)

UPVC patio doors to the rear, tiled floor, radiator, ceiling light point, opening to the kitchen

Kitchen

18' 4" x 5' 2" (5.59m x 1.57m)

Double glazed window to the side, a range of wall and base units with roll top worksurfaces, sink & drainer, freestanding gas cooker and extractor over, space for white goods, tiled floor, spotlights. door to ground floor bathroom and opening to reception three.

Ground Floor Bathroom

Double glazed window to the rear, paneled bath with electric shower over, low level wc, heated towel rail, ceiling light point, tiled walls.





Landing

Double glazed window to the side, loft access, ceiling light point, doors to

Bedroom One

11' 7" into bay x 7' 9" (3.53m into bay x 2.36m)
Double glazed bay window to the front, radiator, ceiling light point

Bedroom Two

12' into bay x 9' 11" (3.66m into bay x 3.02m)
Double glazed bay window to the rear, radiator, ceiling light point

Bedroom Three

7' 5" x 5' 11" (2.26m x 1.80m)
Double Glazed window to the front, radiator, ceiling light point

Bathroom

Double Glazed window to the rear, paneled bath with electric shower over, low level wc, pedestal wash hand basin, radiator, ceiling light point, tiled walls.

Rear Garden

Patio area, mainly laid to lawn, rear gated access.



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Teddington Grove, Perry Barr Birmingham

- EXTENDED SEMI DETACHED HOME
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- GROUND FLOOR & FIRST FLOOR BATHROOMS
- KITCHEN

Tenure: Freehold EPC Rating: D

offers in excess of

£235,000



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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