



**Grove Road, Sparkhill Birmingham B11 4DD**

**welcome to**

## **Grove Road, Sparkhill Birmingham**

**\*\* IMPRESSIVE AND EXTENDED MID-TERRACED PROPERTY \*\* THREE RECEPTION ROOMS \*\* OUTBUILDING \*\* THREE DOUBLE BEDROOMS \*\*  
MODERN KITCHEN \*\* WET ROOM \*\* IMMACULATELY PRESENTED THROUGHOUT \*\* EXCELLENT LOCATION \*\***

### **Agent Note**

The Council Tax Band is B.

### **Entrance Hall**

Cupboard to cellar, spotlights, radiator.

### **Cloakroom/Wc**

Double glazed window to rear, sink, wc, wet room, ceiling light point.

### **Lounge**

11' x 10' 2" ( 3.35m x 3.10m )

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

### **Dining Room**

17' 8" x 13' ( 5.38m x 3.96m )

Double glazed window to side, spotlights, two velux windows, inset fireplace, radiator.

### **Reception Room Three**

12' 1" x 10' 3" ( 3.68m x 3.12m )

Double glazed french doors to rear, fireplace, ceiling light point, radiator.

### **Kitchen**

14' 7" x 9' 7" ( 4.45m x 2.92m )

Double glazed window to side, ceiling light point, integrated dishwasher, cooker, microwave, extractor, cupboards floor wall.

### **Landing**

Spotlights, double glazed window to side, loft ladder, radiator.

### **Bedroom One**

13' 10" to wardrobe x 12' 1" ( 4.22m to wardrobe x 3.68m )

Ceiling light point, fitted wardrobes, two double

glazed windows, radiator.

### **Bedroom Two**

12' x 10' 5" to wardrobe ( 3.66m x 3.17m to wardrobe )

Ceiling light point, fitted wardrobes, double glazed window to rear, radiator.

### **Bedroom Three**

13' x 8' ( 3.96m x 2.44m )

Double glazed window to rear, ceiling light point, built in wardrobes, radiator.

### **Wc**

Double glazed window to side, wc, spotlights, sink.

### **Rear Garden**

Patio

### **Outbuilding Storage**

15' 2" x 7' 7" ( 4.62m x 2.31m )







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## Grove Road, Sparkhill Birmingham

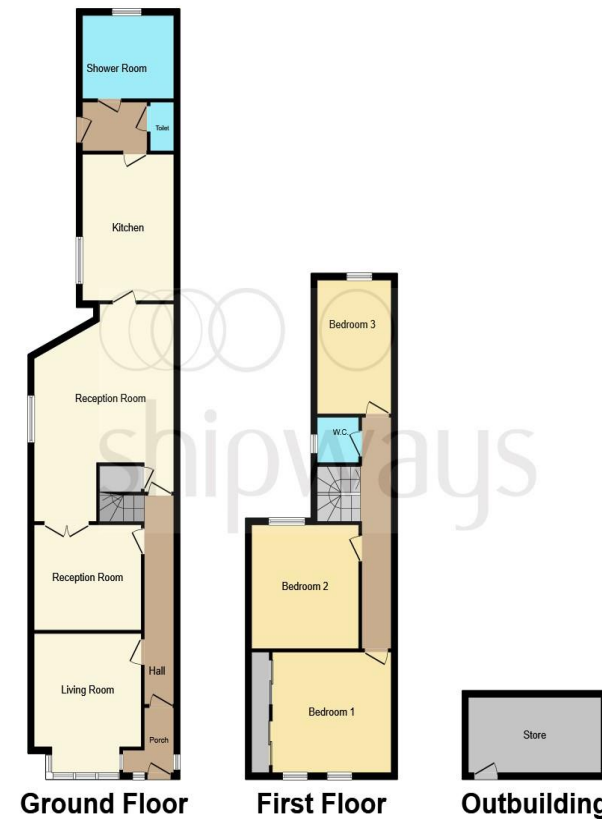
- THREE RECEPTION ROOMS
- WET ROOM
- IMMACULATLY PRESENTED THROUGHOUT
- DINING ROOM WITH VELUX WINDOWS AND MEDIA WALL
- 

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

**£315,000**



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

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