



**Connells**

Lupin Grove  
Bordesley Green Birmingham





### Property Description

AN IDEAL FIRST TIME PURCHASE - A 50% shared ownership property. Property is a two bedroom semi detached property having entrance hallway, lounge, kitchen diner, landing, two bedrooms, bathroom, front and rear gardens.

**FULL OR SHARED OWNERSHIP OPTIONS!**  
This spacious TWO BEDROOM semi detached is in a great location and has potential to extend (sstp) due to its large rear garden! With off road parking this a great step on the ladder of which you can buy further shares if purchased @50% Share!

### Property Details

#### Approach

Driveway providing off road parking with lawn to side and gated access to the rear of the property.

#### Entrance Hallway

Single glazed obscure door to front elevation and wood effect laminate flooring.

#### Lounge 14' 2" x 16' 5" ( 4.32m x 5.00m )

Double glazed window to front elevation, stairs to first floor, under stairs storage, space and connections for a wall mounted electric fire, wood effect laminate flooring and central heating radiator.

#### Kitchen / Diner 9' 2" x 14' 2" ( 2.79m x 4.32m )

Two double glazed windows to rear elevation, single glazed door to side elevation, a range of wall and base units with work surface over incorporating a stainless steel sink with drainer, space and connections for a gas cooker and washing machine, tiled to splash prone areas and floor and central heating radiator.

#### Landing

Storage cupboard, loft access and doors off to:

Bedroom One 14' 4" max x 10' 6" max ( 4.37m max x 3.20m max )

Two double glazed windows to front elevation, storage cupboard and central heating radiator.

Bedroom Two 14' 2" x 8' 5" max into recess ( 4.32m x 2.57m max into recess )

Double glazed window to rear elevation and central heating radiator.

Bathroom 6' 6" x 6' 6" ( 1.98m x 1.98m )

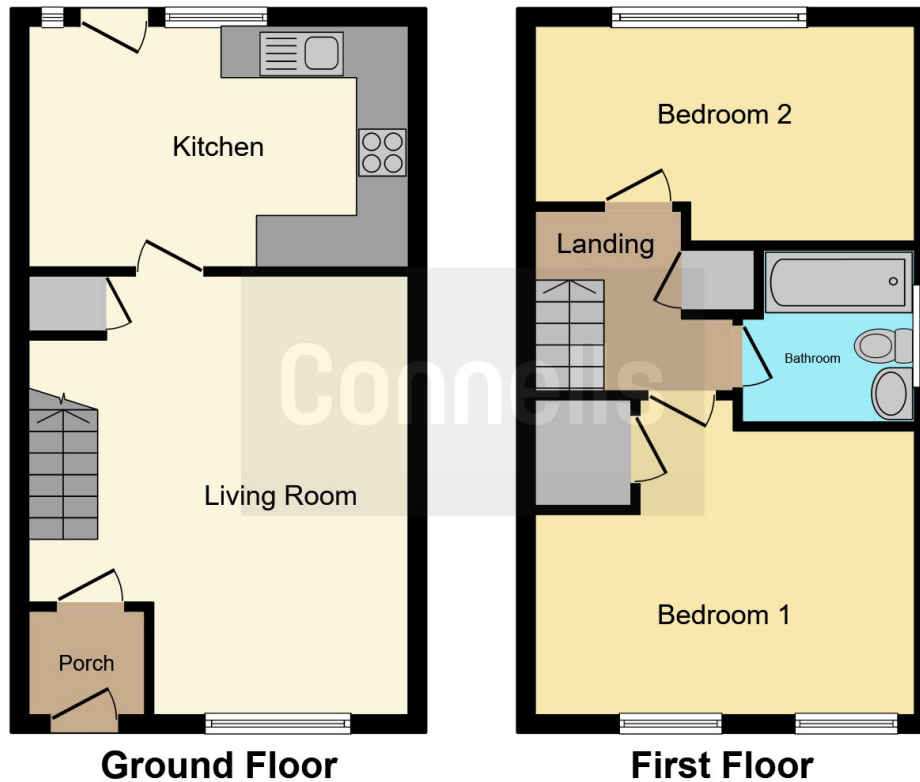
Obscure double glazed window to side elevation, panelled bath with shower over, low level flush, pedestal wash hand basin, tiled floor, PVC cladding to splash prone areas and central heating radiator.

#### Garden

Paved patio area, lawn and fence to boundaries.







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

To view this property please contact Connells on

**T 0121 212 0800**  
**E [birminghamcity@connells.co.uk](mailto:birminghamcity@connells.co.uk)**

145 Great Charles Street Queensway  
 BIRMINGHAM B3 3LP

**EPC Rating: D**

**view this property online [connells.co.uk/Property/DIG110852](http://connells.co.uk/Property/DIG110852)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: DIG110852 - 0003