



Kimble Grove,
Birmingham, B24 0RW

Offers in the Region Of £290,000

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A well presented modern semi-detached family home situated in a highly sought after location.

Internal inspection reveals a welcoming reception hall, playroom, fitted kitchen with breakfast bar and a spacious living room with doors leading out to the rear garden.

Stairs lead from the living room to the first floor landing where there are three good sized bedrooms and a family bathroom with white suite. Bedroom one has the added benefit of an en-suite shower room.

Outside to the rear of the property there is an enclosed garden with lawn and patio areas and to the fore there is a driveway providing off road parking.

Varied shops and amenities are available nearby along with schools for all ages and transport links including access to the Midlands motorway networks and public transport services.

Internal viewing is highly recommended to appreciate all this family home has to offer.





Property Specification

THREE BEDROOMS
SEMI DETACHED
OFF ROAD PARKING
ENTRANCE HALL
PLAY ROOM



Playroom 3.23m (10'7") x 2.14m (7')

Kitchen 4.66m (15'4") x 2.22m (7'3")

Living Room 5.46m (17'11") x 4.17m (13'8") max

Bedroom 1 3.80m (12'6") x 3.45m (11'4")

En-suite 2.06m (6'9") x 1.60m (5'3")

Bedroom 2 3.78m (12'5") max x 2.66m (8'9")

Bedroom 3 2.81m (9'3") x 2.13m (7')

Bathroom 2.10m (6'11") x 2.09m (6'10")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 26th January 2023

Viewer's Note:

Services connected: Mains electricity, gas, water & drainage

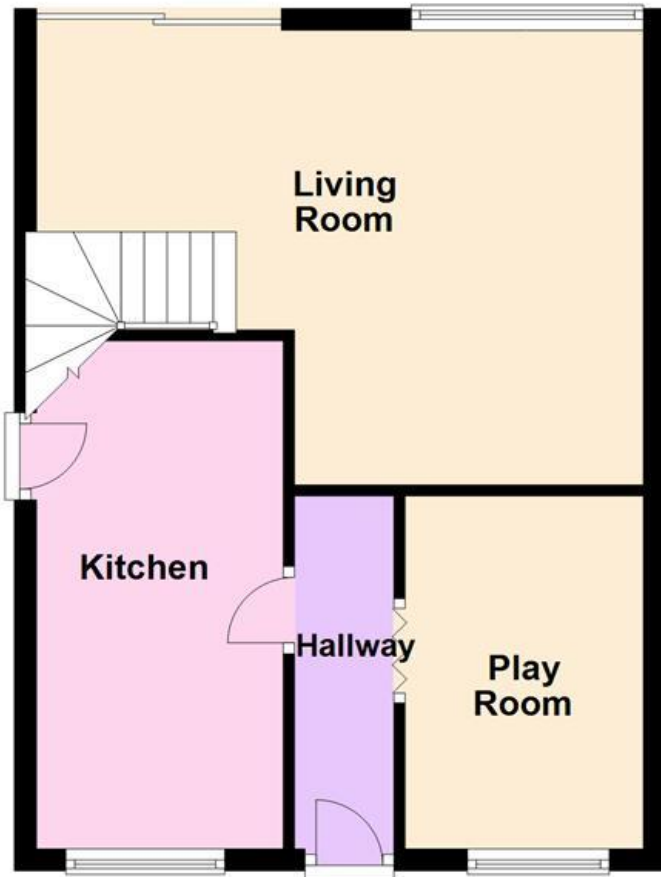
Council tax band: C

Tenure: Leasehold
Ground Rent: £75 per annum

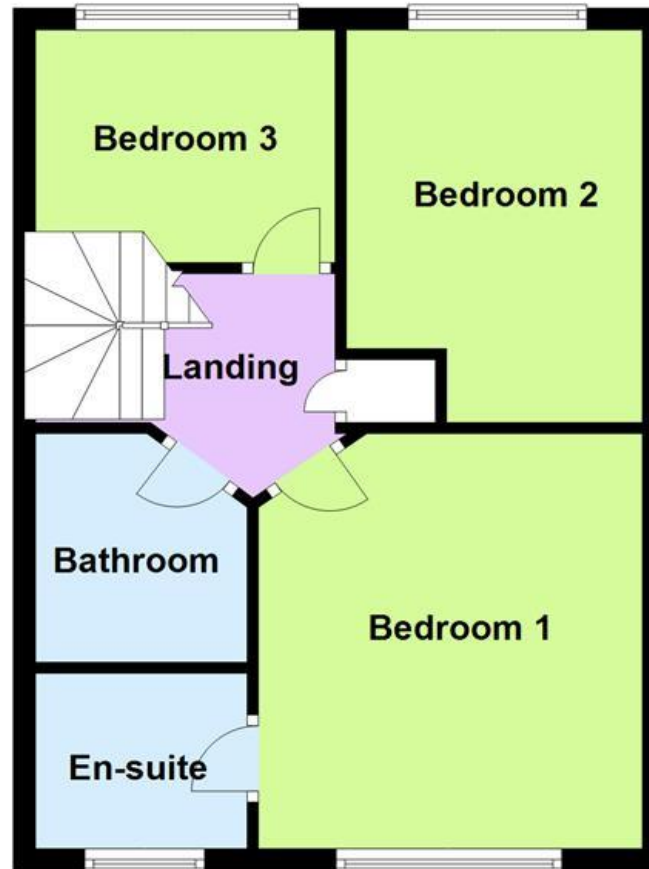
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



First Floor



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

