



Waldley Grove,
Birmingham, B24 0GE

Offers in Excess of £240,000

Pype Hayes

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Welcome to Waldley Grove, situated in the heart of the Pype Hayes residential development.

This property has excellent interiors, including an entrance hall, stylish and generous living room and re-fitted modern kitchen.

To the first floor are two double bedrooms, the master having an en-suite shower room and a family bathroom.

Outside to the front is a fore garden and two parking spaces, to the rear is an enclosed garden with both patio and lawn areas.

The property is being sold with the added benefit of no upward chain and internal viewing is highly recommended to appreciate all this home has to offer.





Property Specification

AN EXCELLENT END TERRACED PROPERTY
IDEAL CUL-DE-SAC LOCATION
NO UPWARD CHAIN
ENTRANCE HALL
GENEROUS LIVING ROOM

Lounge 14' 11" x 10' 9" (4.54m x 3.27m)

Kitchen/Diner 13' 10" x 8' 2" (4.21m x 2.49m)

Bedroom 1 14' 4" x 9' 8" (4.37m x 2.94m)

En-suite 8' 8" x 4' 2" (2.64m x 1.27m)

Bedroom 2 8' 1" x 7' 8" (2.46m x 2.34m)

Bathroom 6' 0" x 5' 10" (1.83m x 1.78m)

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 March 2025

Viewer's Note:

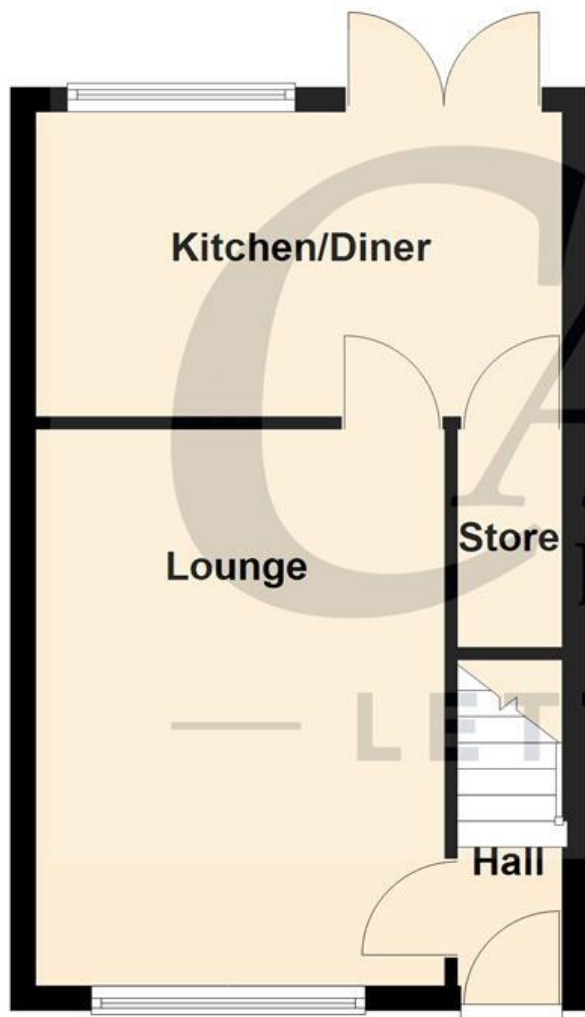
Services connected: Electric, gas, water & drainage
Council tax band: C

Tenure: Leasehold - 125 year lease from April 1998

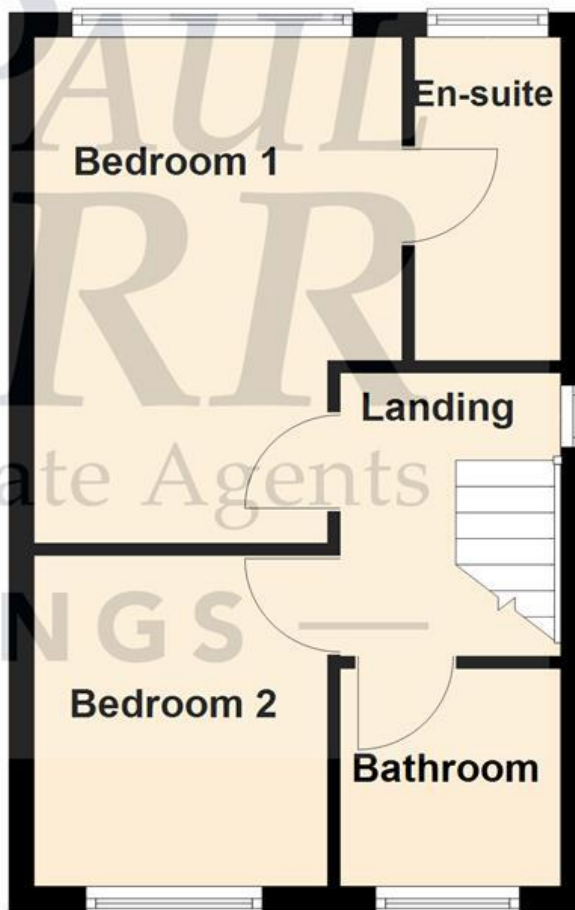
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

