



**£260,000**

## **Redthorn Grove, Stechford, Birmingham, B33 8BE**

- Well Presented Extended Semi Detached Home
- Three Bedrooms
- Two Reception Rooms
- "L" Shaped Kitchen Diner
- Hallway
- Re Fitted First Floor Bathroom
- Rear Garden
- Rear Garage & Driveway
- Ideal Family Home
- Close to Local Schools, Shops and Transport Links

## **EPC Rating**

Current: D  
Potential: B

## **Council tax band**

Band = B

**\*\* EXTENDED SEMI DETACHED HOUSE  
\*\* THREE BEDROOMS \*\* IDEAL FAMILY  
HOME \*\* TWO RECEPTION ROOMS \*\*  
REAR GARAGE \*\***

A CHANCE TO PURCHASE A THREE  
BEDROOM PROPERTY IN REDTHORN  
GROVE, STECHFORD WHICH IS  
SITUATED CLOSE TO ALL LOCAL  
AMENITIES & TRANSPORT LINKS!  
READ ON..

CALL OUR YARDLEY OFFICE ON 0121-  
783-3422 FOR AN IMMEDIATE  
VIEWING!

This family home is accessed via a  
DRIVEWAY for TWO CARS and leading  
to a double glazed, entrance door with  
accommodation comprising:-  
entrance hall, TWO RECEPTION  
ROOMS, EXTENDED KITCHEN and  
REAR GARDEN to the ground floor. To  
the first floor there are THREE  
BEDROOMS AND RE FITTED FAMILY  
BATHROOM

The property benefits from central  
heating & double glazing (where  
specified) and REAR GARAGE

Energy Performance Rating : D

### **APPROACH**

Access is gained view pathway leading  
to :

#### **Hallway**

Double glazed frosted window to side,  
central heating radiator and doors off:

#### **Lounge**

**14'9" x 9'0" (4.50m x 2.74m)**

Double glazed window to front and  
central heating radiator.

#### **Dining Room**

**12'10" x 10'8" (3.91m x 3.25m)**

Double glazed patio door to rear and  
gas fire

#### **"L" Shaped Kitchen**

**16'5" x 5'9" (5.00m x 1.75m)**

Double glazed window and door to  
rear, central heating radiator, fitted  
with a range of wall base and drawer  
units with work surface over, oven hob  
and extractor, sink with mixer tap over.

### **FIRST FLOOR**

#### **Landing**

Double glazed window to side and  
doors off:



Bedroom One

13'0" x 9'5" (3.96m x 2.87m)

Double glazed window to rear and central heating radiator

Bedroom Two

11'11" x 9'9" (3.63m x 2.97m)

Double glazed window to front and central heating radiator.

Bedroom Three

9'6" x 7'1" (2.90m x 2.16m)

Double glazed window to front.

Bathroom

Double glazed window to side and rear, suite compirising panelled bath with shower over, low level w.c, wash hand basin and central heating radiator.

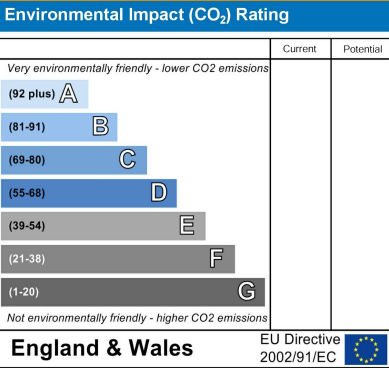
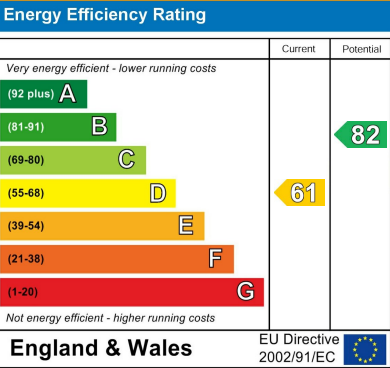
OUTSIDE

Rear Garden

Enclosed garden with patio area and lawned area

Rear Garage

16'0" x 8'2" (4.88m x 2.49m)





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