



## Offers Over £300,000

### Measham Grove, Birmingham, B26 1HU

- No Upward Chain
- Four Bedroom
- Extended Semi Detached
- Two Reception Rooms
- Kitchen Diner
- Downstairs Wet Room & First Floor Bathroom
- Driveway
- Potential to Extend (subject to planning)
- Ideal Family Home
- Early Viewing Essential

## EPC Rating

Current: D  
Potential: C

## Council tax band

Band = C

\* NO UPWARD CHAIN \* EXTENDED SEMI DETACHED FAMILY HOME \*FOUR BEDROOMS \* DOWNSTAIRS WET ROOM \* FIRST FLOOR BATHROOM \* POTENTIAL TO EXTEND FURTHER (subject to planning) \* GREAT LOCATION \*

WOW!! WOW!! THIS IS A FABULOUS HOME!!...AN OPPORTUNITY TO PURCHASE A WELL PRESENTED, EXTENDED FAMILY RESIDENCE , located on MEASHAM GROVE, SHELDON, DO NOT MISS OUT!! CALL FOR AN IMMEDIATE VIEWING ON 0121-783-3422 TODAY.

The property is approached via a DRIVEWAY providing off road parking for multiple vehicles with accommodation comprising of: hallway, TWO RECEPTION ROOMS, EXTENDED KITCHEN WITH DINING AREA, wet room and GREAT SIDE GARDEN to the ground floor. To the first floor there are FOUR BEDROOMS and a FAMILY BATHROOM. The property benefits from central heating and double glazing where specified. Energy Performance Certificate : awaiting

### APPROACH

Draft Details - awaiting vendor approval

Access is gained via driveway with door to:

### Hallway

Stairs to first floor and doors off:

### Reception One

Double glazed bay to front and central heating radiator.

### Reception Two

Double glazed window to side, door to garden, central heating radiator and door

### Wet Room

Double glazed frosted window to rear, wash hand basin, w.c, shower and central heating radiator.

### Kitchen / Diner

Double glazed window to front and rear, fitted with a range of wall base and drawer units with work surface over, sink and drainer with mixer tap.

### FIRST FLOOR

### Landing

Doors off:

Bedroom

Double glazed bay window to front and central heating radiator

Bedroom

Double glazed window to rear and central heating radiator

Bedroom

Double glazed window to front and central heating radiator

Bedroom

Double glazed window and central heating radiator.

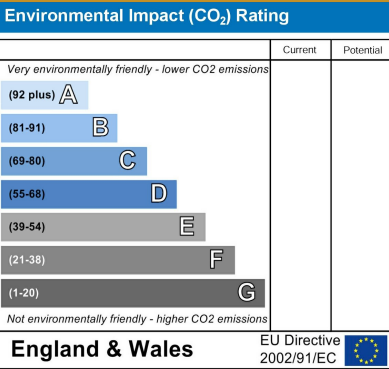
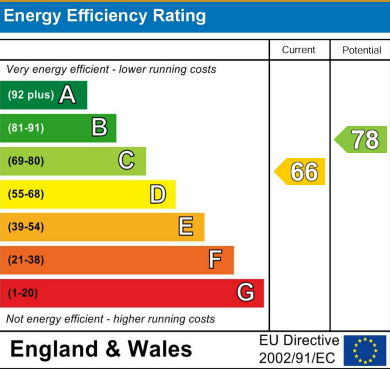
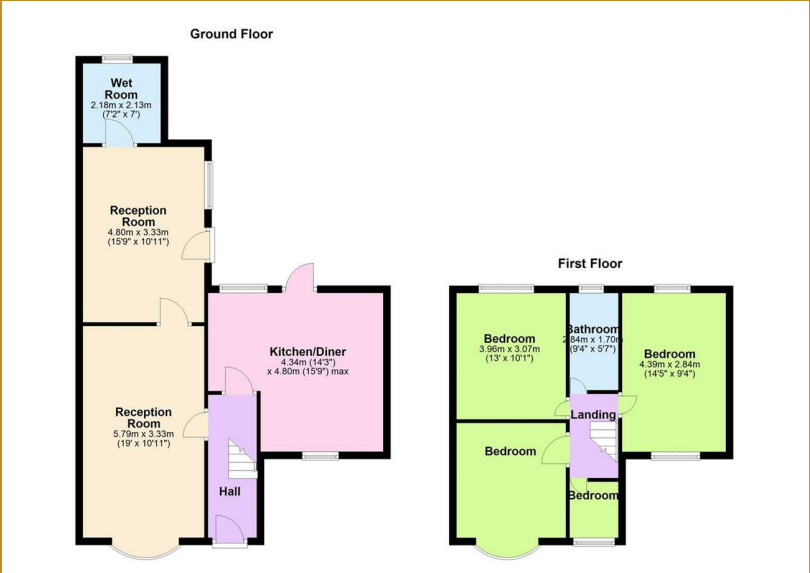
Bathroom

Double glazed frosted window, suite comprising panelled bath, w.c, wash hand basin and heating towel rail

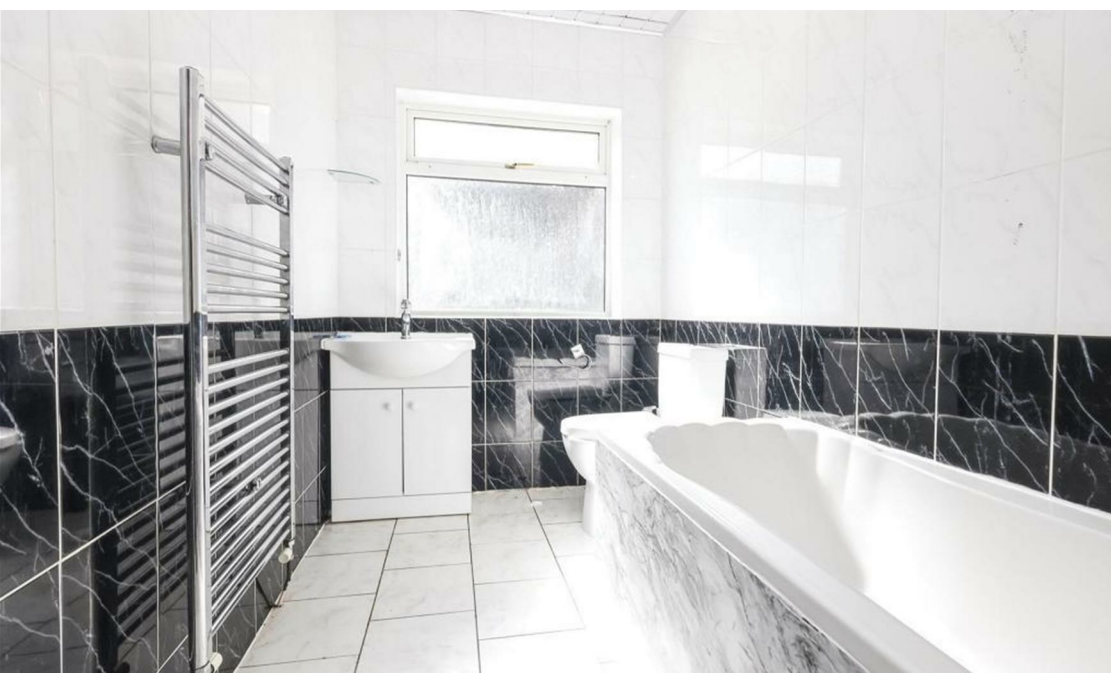
OUTSIDE

Rear Garden

Being mainly laid to lawn side and rear access.







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