

melvyn
Danes
ESTATE AGENTS



Willmore Grove

Kings Norton

Offers Around £230,000

Description

An ideal location for this modern semi detached home in a quiet cul de sac close to the local amenities.

Wilmore Grove is located just on the edge of Kings Norton and has access to the very popular Worcestershire countryside. It is well known for its, popular cycling routes. A short distance away you will also find Wast Hills Driving range, pitch & putt and a 9 Hole Par 3 course along with Birmingham city's training ground.

Becketts Farm Shop is close by and Longbridge Town Centre is a 10-minute drive for Marks and Spencer's, Sainsburys, Boots and other high street stores. There is a pool and gym within the local Nuffield Health Centre, and an Aldi Superstore close by.

There are well regarded primary and secondary schools within close proximity including St Joseph's Primary, St Thomas Aquinas Secondary School and the ever popular Kings Norton Boys and Girls secondary schools. For those needing to commute a short drive away you will find the M42 linking the hub of the midlands motorway network.

Set back from the road via a tarmacadam front driveway with side lawn, double glazed sliding patio style doors open into the porch with further door into the entrance hallway with stairs to the first floor accommodation a door opens into the lounge and onto the refitted kitchen with window and door into the conservatory and snug with access to the garage.

On the first floor landing there are doors to two double bedrooms and bathroom.

The rear garden has a paved patio with steps to a lawn with fencing to boundaries.



Accommodation

PORCH

HALLWAY

LOUNGE

13'5 x 13'3 (4.09m x 4.04m)

MODERN KITCHEN

13'1 x 9'0 (3.99m x 2.74m)

CONSERVATORY

11'1 x 6'9 (3.38m x 2.06m)

LANDING

BEDROOM 1

13'3 x 9'0 (4.04m x 2.74m)

BEDROOM 2

11'9 x 6'9 (3.58m x 2.06m)

BATHROOM

SIDE GARAGE

REAR GARDEN



TENURE: We are advised that the property is freehold.

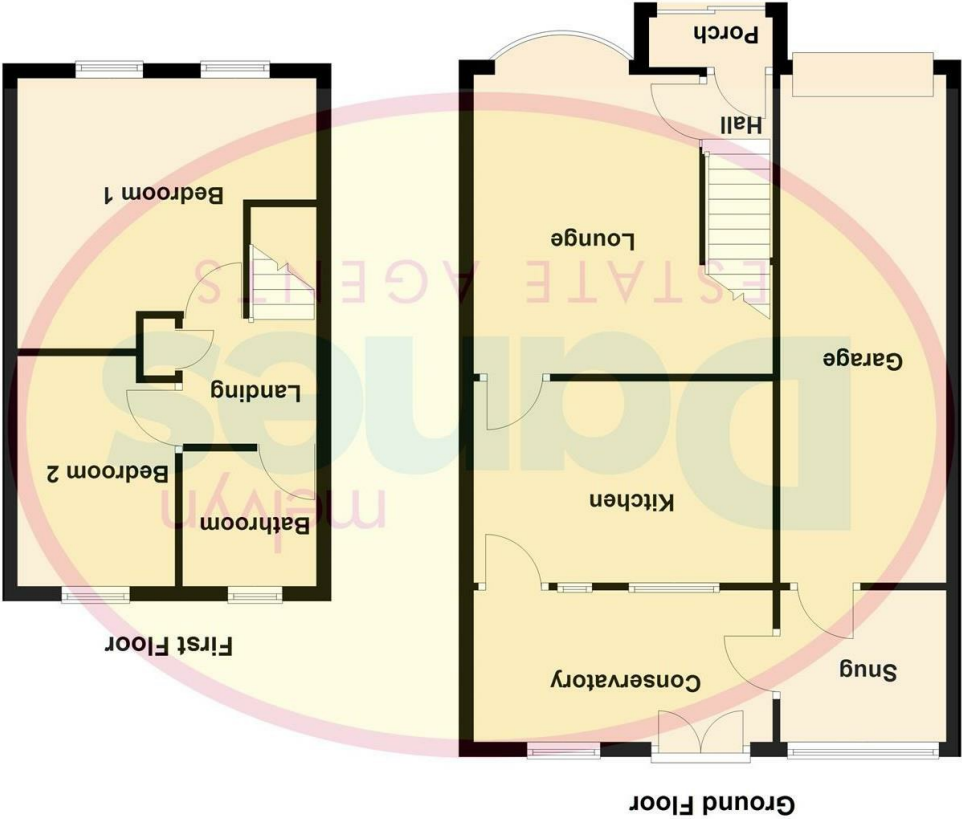
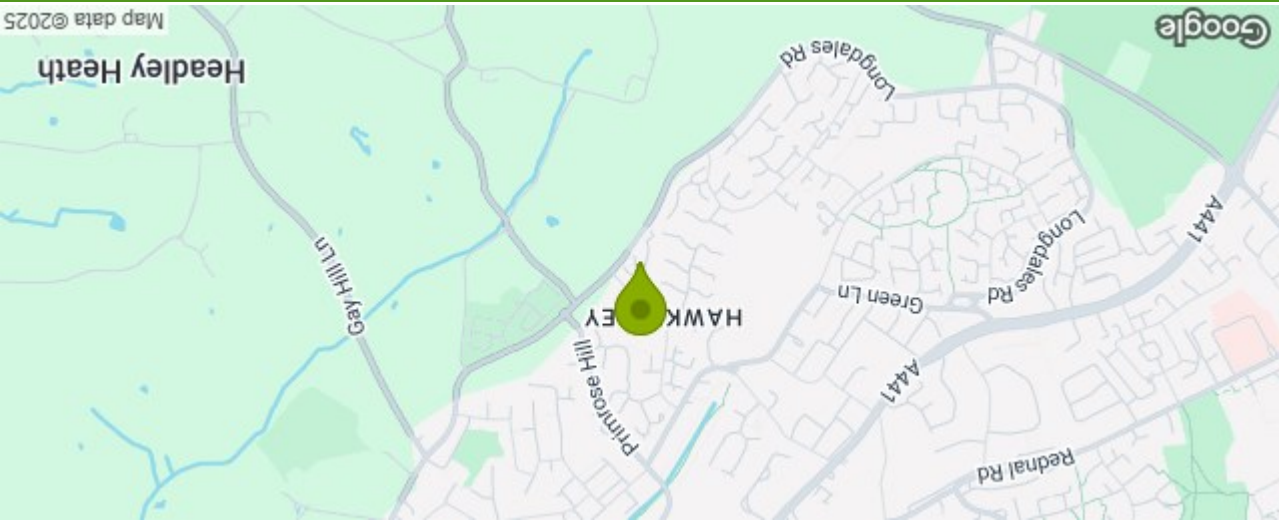
BROADBAND: We understand that the standard broadband download speed at the property is around 6Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 05/06/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have mobile coverage (data taken from checker.ofcom.org.uk on 05/06/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

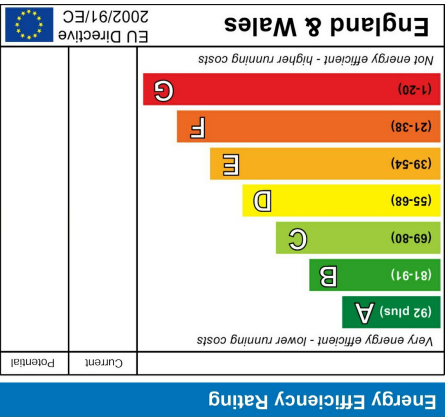
VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor. Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



82 Willmore Grove Kings Norton Birmingham B38 9RE
Council Tax Band: B



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.