



Wiseman Grove, , Birmingham, B23 5YG

- Link detached bungalow
- Lovely end of cul de sac position
- Conservatory
- Council Tax Band C
- 2 double bedrooms
- Fitted kitchen
- Shower/wet room
- REQUIRING CERTAIN MODERNISATION AND COSMETIC IMPROVEMENT

£269,950



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DESCRIPTION

Offered with no upward chain and located at the end of this conveniently situated cul de sac, approached from College Farm Drive via College Road, with public transport and local shops very close by.

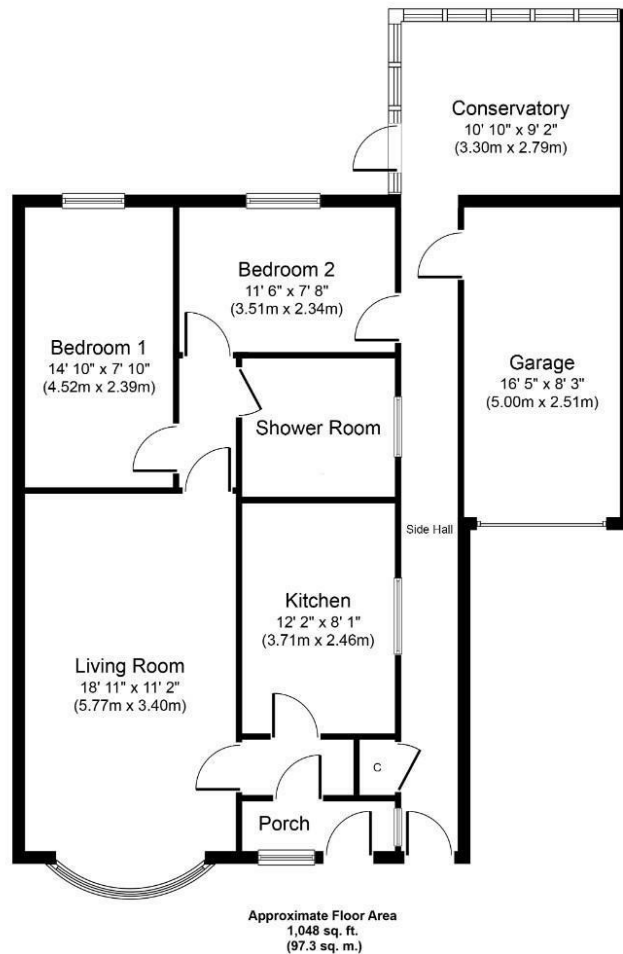
Considerably improved over the past seven years, with new kitchen, boiler, windows, conservatory and wet/shower room, the bungalow, which is offered with gas central heating and no upward chain offers the opportunity for certain cosmetic enhancement, and must be viewed to be fully appreciated. The accommodation briefly comprises;

Enclosed porch, hall, living room with gas fire, kitchen with refitted white faced units, inner hall leading to 2 double bedrooms and wet/shower room with white suite, side hall with utility cupboard leading to conservatory and garage.

Outside, front garden with lawn and good sized driveway for several vehicles, private rear garden having patio, lawn and fenced surround.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Approximate Floor Area
1,048 sq. ft.
(97.3 sq. m.)

Viewings

Please contact sutton@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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