



Lupin Grove, BIRMINGHAM

burchell  
edwards



## Property Description

FULL OR SHARED OWNERSHIP OPTIONS! This spacious TWO BEDROOM semi detached is in a great location and has potential to extend (sstp) due to its large rear garden! With off road parking this a great step on the ladder of which you can buy further shares if purchased @50% Share!

## Approach

Driveway providing off road parking with lawn to side and gated access to the rear of the property.

## Entrance Hallway

Single glazed obscure door to front elevation and wood effect laminate flooring.

## Lounge

14' 2" x 16' 5" (4.32m x 5.00m)

Double glazed window to front elevation, stairs to first floor, under stairs storage, space and connections for a wall mounted electric fire, wood effect laminate flooring and central heating radiator.

## Kitchen / Diner

9' 2" x 14' 2" (2.79m x 4.32m)

Two double glazed windows to rear elevation, single glazed door to side elevation, a range of wall and base units with work surface over incorporating a stainless steel sink with drainer, space and connections for a gas cooker and washing machine, tiled to splash prone areas and floor and central heating radiator.

## Landing

Storage cupboard, loft access and doors off to:

## Bedroom One

14' 4" max x 10' 6" max (4.37m max x 3.20m max)  
Two double glazed windows to front elevation, storage cupboard and central heating radiator.

## Bedroom Two

14' 2" x 8' 5" max into recess (4.32m x 2.57m max into recess)  
Double glazed window to rear elevation and central heating radiator.

## Bathroom

6' 6" x 6' 6" (1.98m x 1.98m)  
Obscure double glazed window to side elevation, panelled bath with shower over, low level flush, pedestal wash hand basin, tiled floor, PVC cladding to splash prone areas and central heating radiator.

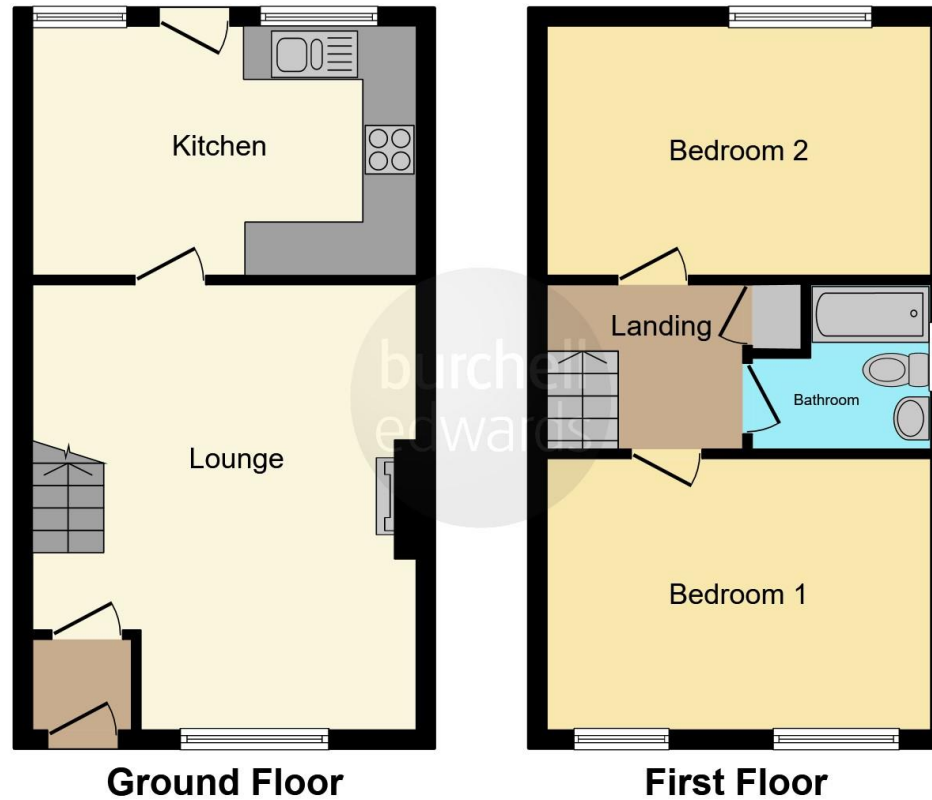
## Garden

Paved patio area, lawn and fence to boundaries.









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To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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