Paul Carr Estate Agents
Sales & Lettings

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Whittleford Grove, Birmingham, B36 9SL

Offers in Excess of £400,000

Paul Carr are delighted to offer for sale this superb, detached residence situated on a well-regarded residential development.

The interiors are beautifully presented and generous throughout and include: a welcoming entrance hall, bright and spacious living room, impressive dining room ideal for family meals and entertaining and a particularly elegant conservatory with lovely garden views. There is a modern fitted kitchen and a guest cloakroom.

To the first floor are four excellent spacious bedrooms and a family bathroom.

Outside is a fore garden with driveway for multiple parking and planted borders. Plus, access to storage (formally the garage).

To the rear is a beautiful well manicured garden that has matured nicely, perfect for outside play and alfresco dining.

Viewing is essential to appreciate what this property offers.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D.

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Castle Bromwich Residential Sales Department on 0121 796 8909

or via Castlebromwich@paulcarrestateagents.co.uk

Room Measurements

Lounge 15' 0" x 11' 0" (4.57m x 3.35m)

Dining Room 14' 4" x 9' 2" (4.37m x 2.79m)

Kitchen 17' 7" x 7' 7" (5.36m x 2.31m)

W.C 4' 3" x 3' 0" (1.29m x 0.91m)

Conservatory 14' 4" x 9' 3" (4.37m x 2.82m)

Bedroom 1 13' 3" x 8' 1" (4.04m x 2.46m)

Bedroom 2 14' 7" x 9' 6" (4.44m x 2.89m)

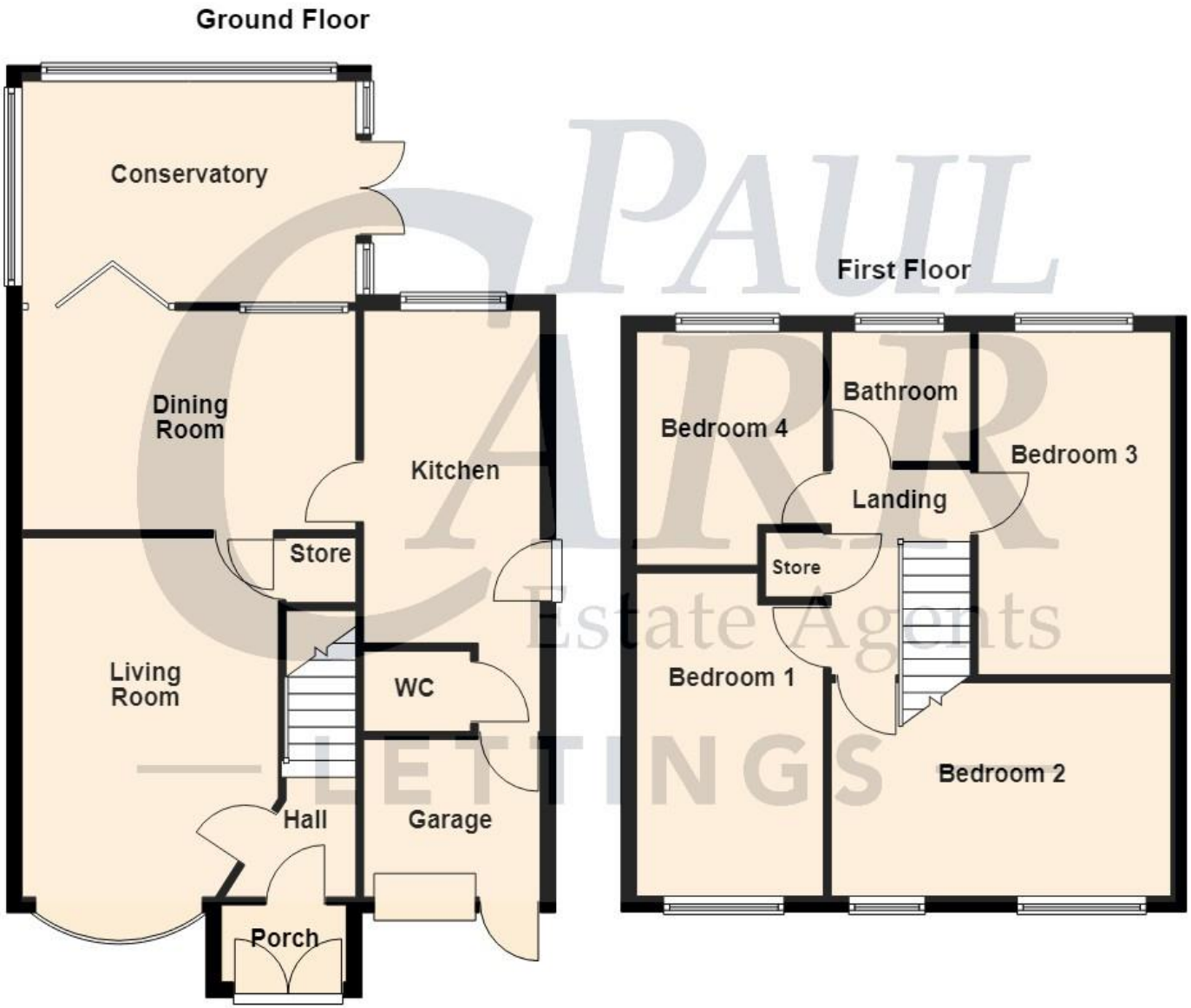
Bedroom 3 14' 1" x 7' 7" (4.29m x 2.31m)

Bedroom 4 9' 9" x 8' 2" (2.97m x 2.49m)

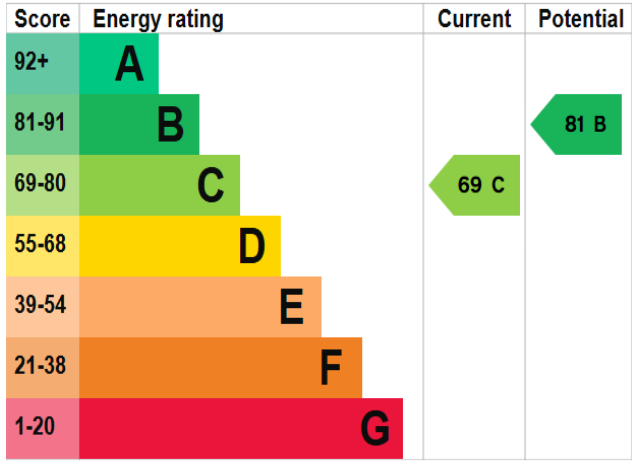
Bathroom 5' 9" x 5' 5" (1.75m x 1.65m)

Floor Plan

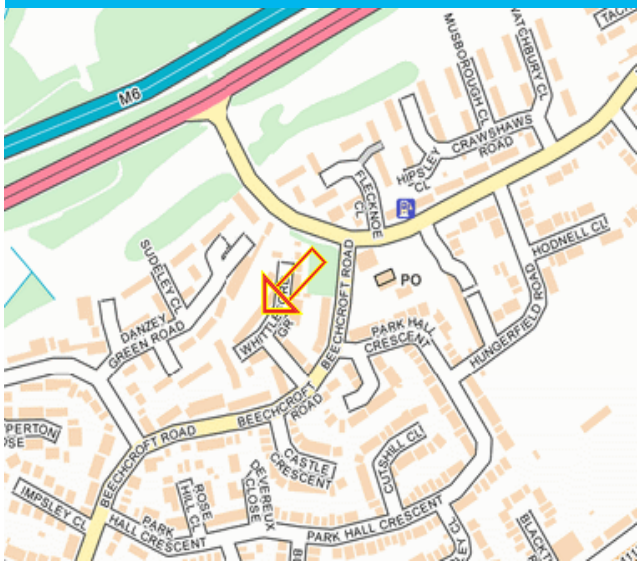
This floor plan is not drawn to scale and is for illustration purposes only

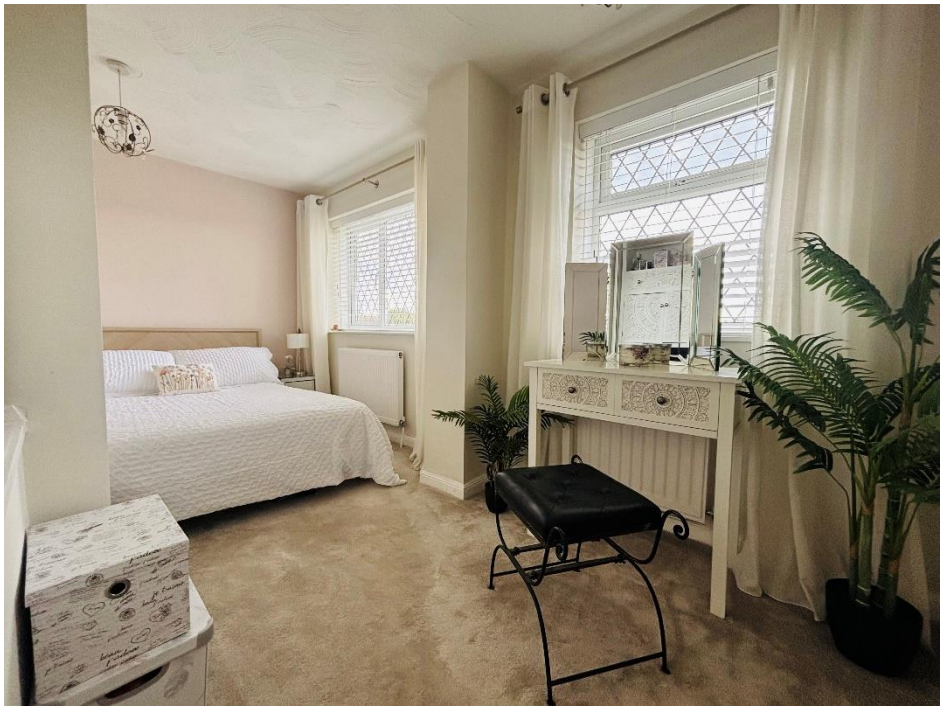


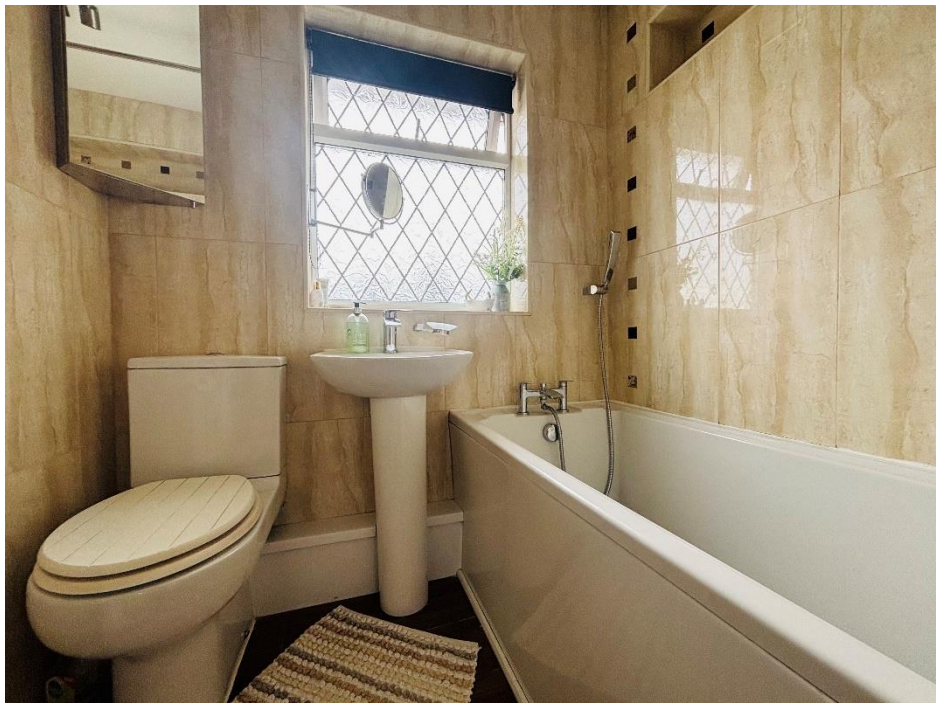
Energy Performance Rating



Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 21st August 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £57 including VAT applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

www.paulcarrestateagents.co.uk

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