Grove.

FIND YOUR HOME

65 Mayswood Grove
Quinton,
Birmingham
B32 2RG

Offers In The Region Of £235,000

A Fantastic Opportunity for first time buyers and small families looking to move into a Quiet Cul-de-Sac location with good commuter links to central Birmingham.

This end-of-cul-de-sac semi detached home presents an excellent opportunity for first time buyers and growing families alike. Tucked away in a peaceful and friendly neighbourhood the property enjoys the perfect balance of suburban tranquillity and urban convenience. With a variety of local amenities nearby and excellent transport links, residents can enjoy easy access to the vibrant city of Birmingham and all its attractions.

The home features a block paved driveway to the front providing off road parking and a welcoming approach. Entry is via the front door into a useful entrance porch which offers access to both the entrance hall and a side passageway leading through to the kitchen and rear garden. The entrance hall flows seamlessly into a spacious through lounge diner and kitchen. Upstairs, the landing leads to three well proportioned bedrooms and a family bathroom offering comfortable accommodation for all the family. Outside, the rear garden features both a patio and lawn area perfect for outdoor relaxation or play with convenient access into the basement, ideal for storage or potential further use.

Whether you're looking to put down roots or invest in a promising property this charming semi detached house on Mayswood Grove is a fantastic choice. Don’t miss the chance to make this lovely house your new home. AF 26/8/26 V1 EPC=C

Approach
Via block paved driveway, step leading to entrance porch.

Porch
Double glazed door, side store access, vinyl tile flooring, entrance via wooden door into the hallway.

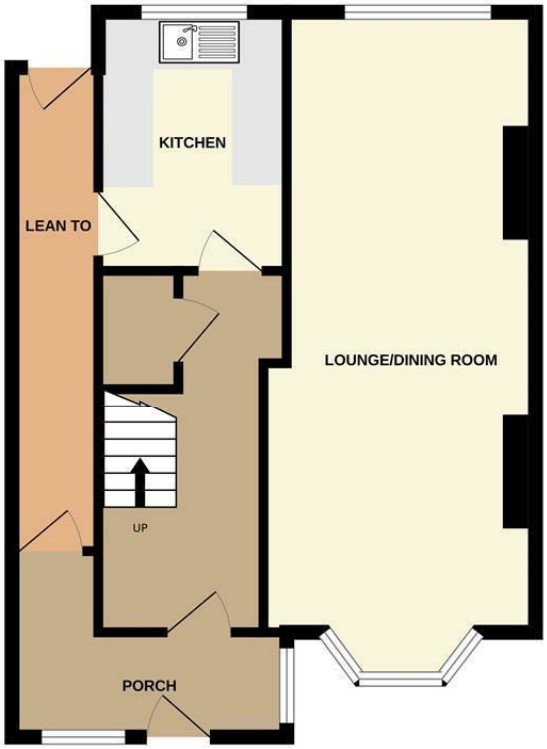
Hallway
Ceiling light point, coving to ceiling, stairs to first floor accommodation, central heating radiator, access to lounge diner, kitchen and under stairs storage.

Lounge diner 8'10" min 10'5" max x 25'11" (2.7 min 3.2 max x 7.9)
Double glazed bay window to front, spotlights, coving to ceiling, central heating radiator, double glazed window overlooking garden with second central heating radiator, wood effect laminate flooring.

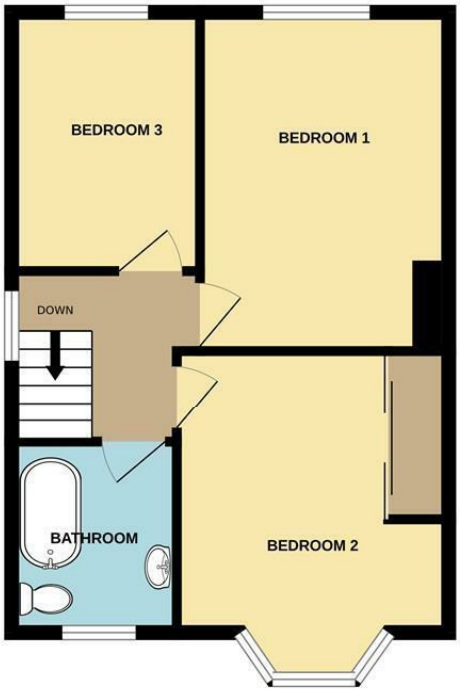
Kitchen 6'6" x 10'2" (2.0 x 3.1)
Double glazed window to rear, ceiling light point, coving to ceiling, tiled walls, wall and base units, stone effect work top, stainless steel sink and drainer, space for cooker, extractor, wood effect laminate flooring, side access door to side store which in turn leads to rear garden.

Side store 2'5" x 19'8" (0.75 x 6.0)
Double glazed door with obscured glass, door to porch, lighting and housing, space for washing machine central heating boiler.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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First floor landing
Double glazed obscured window to side, wall mounted lighting, loft access hatch, coving to ceiling.

Bedroom one 9'10" x 13'5" (3.0 x 4.1)
Double glazed window to rear, ceiling light point, central heating radiator.

Bedroom two 10'5" min 12'5" max x 10'5" (3.2 min 3.8 max x 3.2)
Double glazed window to front, central heating radiator, ceiling light point, coving to ceiling.

Bedroom three 6'6" x 10'2" (2.0 x 3.1)
Double glazed window to rear, central heating radiator, ceiling light point, coving to ceiling.

Bathroom
Double glazed window to rear, tiled walls, bath and sower, low level w.c., vanity unit with storage beneath, exposed brick to one wall, central heating towel radiator, vinyl tiled effect flooring.

Rear garden
Steps leading to patio area, access to under house storage, paved steps leading to garden area with raised flower beds and barbecue area, gated shared access to rear of the property.

Tenure
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding
Tax Band is B

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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