



Westcombe Grove, Birmingham B32 4LE

welcome to

Westcombe Grove, Birmingham

*****THREE BEDROOM MID-TERRACE HOME***NEAR TO M5 MOTORWAY***COMMUTABLE TO QE HOSPITAL AND NEWMAN UNIVERSITY***LOUNGE AND DINING ROOMS***DOWNSTAIRS CLOAKROOM***PRIVATE ENCLOSED REAR GARDEN***FAMILY BATHROOM UPSTAIRS*****

Auctioneer's Comments

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Agent Note

This property is council tax band B.

Entrance Hallway

Access to entrance hallway from front door, stairs to first floor, doors to downstairs w/c & lounge.

W/C

Double glazed window, low level flush w/c, wash hand basin.

Lounge

21' 4" including bay window. x 11' 10" (6.50m including bay window. x 3.61m)
Double glazed bay window to front, central heating radiator, ceiling light connection & 2 wall lights, laminate flooring, archway to dining room, coving to ceiling, fire surround with inset electric fire.

Dining Room

10' 6" x 8' 6" (3.20m x 2.59m)
Double glazed doors to rear, central heating radiator, ceiling light connection, laminate flooring, coving to ceiling, sliding door to kitchen.

Kitchen

10' 6" x 6' 7" (3.20m x 2.01m)
Double glazed window to rear, ceiling light connection, coving to ceiling, lino flooring, tiling to splash-prone areas, range of wall & base units with drawers and worktops over, sink & drainer with mixer tap, space for fridge freezer, space for washing machine.

Landing

Storage cupboard, door to the three bedrooms & bathroom.

Bedroom 1

12' 10" excluding cupboard. x 8' 9" (3.91m excluding cupboard. x 2.67m)
Double glazed window to front, central heating radiator, ceiling light connection, coving to ceiling, laminate flooring, built in cupboard.





Bedroom 2

13' 1" x 8' 9" (3.99m x 2.67m)

Double glazed window to rear, central heating radiator, ceiling light connection, coving to ceiling, carpet.

Bedroom 3

9' 10" x 6' 4" (3.00m x 1.93m)

Double glazed window to front, central heating radiator, ceiling light connection, coving to ceiling, carpet.

Bathroom

Double glazed window to rear, tiling to splash-prone areas, bath with shower over, wash hand basin with hot & cold taps, low level flush w/c.

Front Garden

Mainly laid to lawn, path to front door, small step up to front door.

Rear Garden

Patio area, mainly laid to lawn, fencing surrounds for privacy.

Parking

On street parking & garage-en-bloc to rear of the property.



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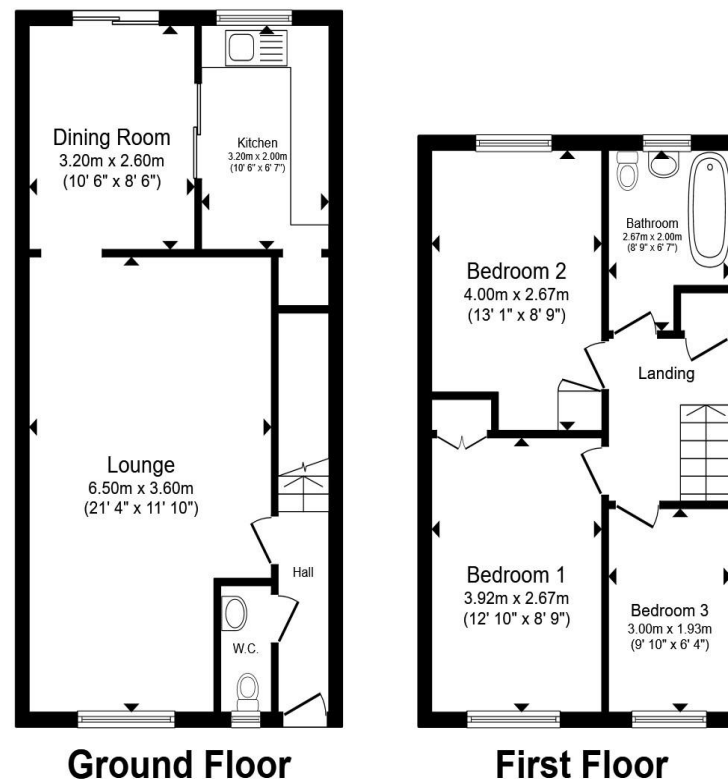
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- Three Bedroom Family Home
- Perfect for First Time Buyers or Investors

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£160,000



Total floor area 83.7 m² (901 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
HBN112187 - 0005

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