

Grove.

FIND YOUR HOME



31 Woodgate Drive
Birmingham,
B32 4AE

Offers In The Region Of £240,000



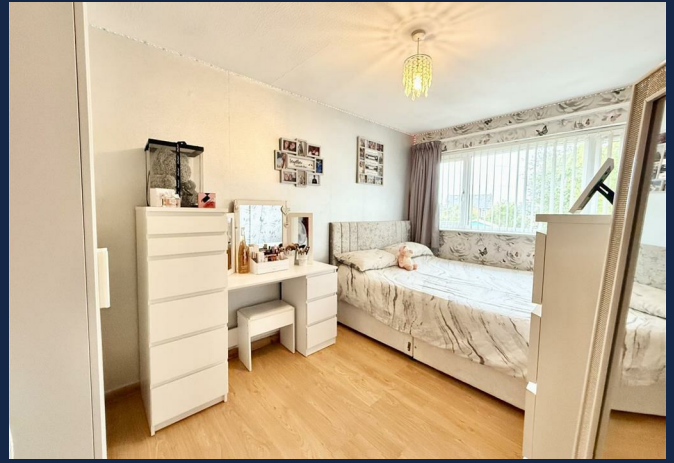
A well presented and spacious family home. Located in a quiet cul-de-sac. Woodgate Drive is well placed for access to good transport links, near to an abundance of local shops and amenities, and in close proximity to good local schools.

The layout in brief comprises of Entrance into hallway with store cupboard, a spacious lounge/ diner, a well appointed modern kitchen, and a generously sized conservatory. Heading upstairs is a pleasant landing, two good sized double bedrooms, a good sized third bedroom, and the house bathroom.

Externally the property offers allocated parking for up to 3 vehicles, with access to garage en block. At the rear of the property is a landscaped garden with multiple seating areas to ensure you get the most of the sun throughout the day. AF 15/4/26 V2







Approach

Via paved footpath leading to property with lawns to either side, double glazed front door with obscured glass inserts giving access to entrance hall.

Entrance hall

Ceiling light point, electric consumer unit, stairs to first floor accommodation, central heating radiator, under stairs storage cupboard, wood effect laminate flooring.

Lounge diner 8'6" min 12'1" max x 27'2" (2.6 min 3.7 max x 8.3)

Double glazed bow window to front, ceiling and wall lighting, central heating radiator, gas fireplace, under stairs storage, double glazed sliding patio door to conservatory, wood effect laminate flooring.

Kitchen 6'2" x 10'9" (1.9 x 3.3)

Double glazed windows to conservatory, ceiling spotlights, range of wall and base units with stone effect work top and splashbacks, gas hob, extractor, built in oven, space for washing machine, built in slim line dishwasher, sink and drainer, tiled flooring, integrated fridge.

Conservatory 14'5" x 9'6" (4.4 x 2.9)

Double glazed windows to surround with obscured window, double glazed patio door, tiled flooring.

First floor landing

Ceiling light point, loft access hatch with pull down ladder, store cupboard.





Bedroom one 9'2" x 13'9" (2.8 x 4.2)
Double glazed window to rear, ceiling light with fan, central heating radiator, wood effect laminate flooring, good sized unit for storage.

Bedroom two 8'2" x 13'1" (2.5 x 4.0)
Double glazed window to front, ceiling light point, central heating radiator, wood effect laminate flooring.

Bedroom three 6'6" x 9'10" (2.0 x 3.0)
Double glazed window to rear, central heating radiator, ceiling light point, wood effect laminate flooring, built in storage.

Bathroom
Double glazed obscured window to rear, spotlights to ceiling, Jacuzzi bath with shower over, low level flush w.c., wash hand basin with vanity unit, central heating radiator, herringbone vinyl flooring.

Garden
Paved seating area, tiered, footpath leading down to

raised decking, lawn area, flower borders and to the rear is the rear access gate and a raised decked seating area.

Garage 7'6" x 16'0" (2.3 x 4.9)
There is a garage to the property en bloc with one and two thirds open door to front.

Freehold 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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