Connells

connells.co.uk

for sale

offers over **£670,000** **Freehold**



Playdon Grove Birmingham B14 4RH

Extended 6-bed family home with two en-suites, stunning open-plan living, summer house and versatile accommodation over three floors. Viewing highly recommended!

- Energy Rating: C
- Extended six-bedroom family home
- Arranged over three floors
- Two reception rooms
- Stunning open-plan kitchen/dining/family room

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

Property Details

Entrance Hall

Living Room One 16' 10" x 11' 10" (5.13m x 3.61m)
Double Glazed Window to Front
Radiator

Living Room Two 21' x 11' 3" (6.40m x 3.43m)
Double Glazed Window to front
Radiator
Rear Door

Kitchen/Diner 27' 2" x 15' 10" (8.28m x 4.83m)
Double Glazed Window to side
Range of fitted wall and base kitchen units
Worktop/Tiled Areas
Sink with drainer
Space and connections for kitchen appliances
Flooring throughout
Double glazed bi-fold rear doors to garden area

Gf Bathroom

Double Glazed window to rear
Radiator
Bath
Washbasin
Toilet
Separate Shower
Tiled Area
Flooring throughout

Bedroom One 12' 8" x 8' 2" (3.86m x 2.49m)
Double Glazed Window to front
Radiator

Ensuite

Double Glazed Window to rear
Radiator
Washbasin
Toilet
Shower

Landing

Stairs to all floors

Bedroom Six 8' 3" x 7' 6" (2.51m x 2.29m)
Double Glazed Window to rear
Radiator

Bedroom Five 11' 2" x 8' 2" (3.40m x 2.49m)
Double Glazed Window to rear
Radiator

Bedroom Four 16' 10" x 11' 10" (5.13m x 3.61m)
Two Double Glazed Windows to front
Radiator

Bedroom Three 12' 9" x 7' 9" (3.89m x 2.36m)
Two Double Glazed Windows to rear
Radiator

Landing

Bedroom Two 11' 6" x 6' 11" (3.51m x 2.11m)
Double Glazed Window to rear
Radiator

Ensuite

Double Glazed Window to rear
Radiator
Toilet
Washbasin

Summer/Garden House

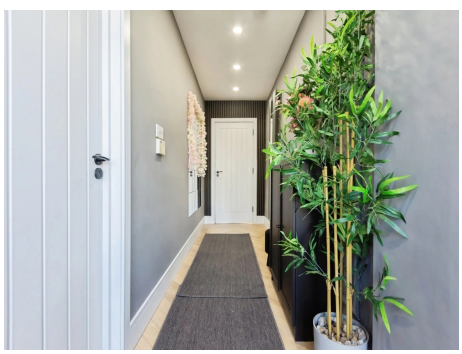
27 Sqm
Electricity and Radiator

Rear Garden

Fencing
Slabbed Area









To view this property please contact Connells on

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BIRMINGHAM B14 7BW

Property Ref: KTH311306 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: B

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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