

# Grove.

FIND YOUR HOME



24 Pinewood Drive  
Woodgate,  
Birmingham  
B32 4LD

Offers In The Region Of £279,950



### Delightful End Terrace Home in Bartley Green – Ideal for Families & First-Time Buyers

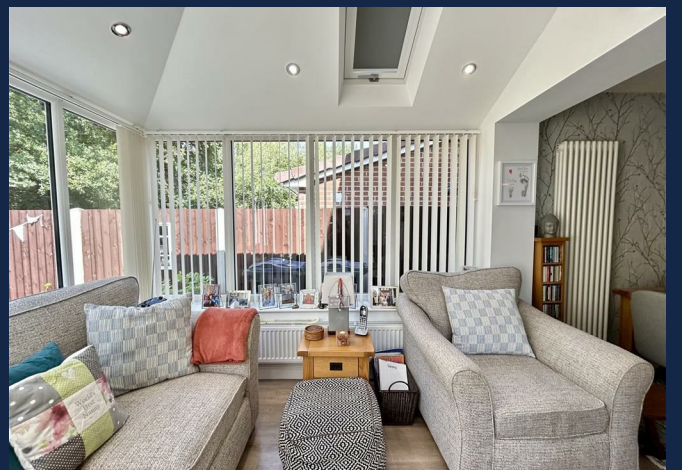
Situated on the ever-popular Pinewood Drive in Bartley Green, this charming end terrace property offers a fantastic opportunity for both families and first-time buyers. To the rear of the property lies the beautiful Woodgate Valley Country Park—a tranquil nature reserve offering walking and cycling trails, picnic areas, and a visitor centre. Bartley Green itself boasts a wide selection of local shops, supermarkets, cafes, and community facilities. For families, the area is served by several highly regarded schools. Transport links are excellent, with convenient road access to Birmingham city centre, Harborne, and the QE Hospital, making this a highly desirable location for commuters.

The property benefits from end terrace position, offering extra privacy and a generous outdoor space. The accommodation includes a garage en bloc and a private driveway, an entrance hall, a convenient downstairs W.C., a bright and spacious lounge, and a fitted kitchen diner that opens into an additional reception room—ideal for a home office, playroom, or formal dining area.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. The rear garden is beautifully maintained with a mix of lawn and patio, providing the perfect space for relaxation, entertaining, or family activities.

This home is a fantastic blank canvas, ready for personal touches to transform it into your dream residence. Combining comfort, practicality, and a superb location, this is a property not to be missed. JH 12/08/2025 EPC=C







#### Approach

Via a slabbed driveway, access to double glazed door into entrance hall.

#### Entrance hall

Central heating radiator, stairs to first floor accommodation, door to reception room and downstairs w.c.

#### Downstairs w.c.

Double glazed obscured window to side, w.c., pedestal wash hand basin, splashback tiling, central heating radiator, gas meter.

#### Reception room 15'5" x 12'1" max 10'9" min (4.7 x 3.7 max 3.3 min)

Double glazed window to front, central heating radiator, electric fire with marble surround, entrance into kitchen diner.

#### Kitchen diner 15'5" x 10'5" (4.7 x 3.2)

Double glazed window to rear, vertical central heating radiator, wall and base units with square top quartz surface over and splashbacks to match, one and a half bowl sink with mixer tap and drainer, integrated slide and hide oven, gas hob, extractor, space for washing machine and fridge freezer, door to under stairs pantry.

#### Rear reception room 7'10" x 8'10" (2.4 x 2.7)

Double glazed French doors to side, double glazed windows to surround, inset ceiling light points, two double glazed skylights, central heating radiator.









First floor landing  
Loft access with ladder housing central heating boiler, coving to ceiling, door to airing cupboard housing water tank, further doors to bedrooms and bathroom.

Bathroom  
Double glazed obscured window to rear, vertical central heating towel rail, low level flush w.c., wash hand basin with mixer tap, bath with electric shower over, complementary tiling to walls, inset ceiling light points.

Bedroom one 12'9" max 14'9" min x 8'6" (3.9 max 4.5 min x 2.6)  
Double glazed window to front, central heating radiator.

Bedroom two 10'9" min 13'1" max x 8'6" (3.3 min 4.0 max x 2.6)  
Double glazed window to rear, central heating radiator.

Bedroom three 6'6" x 9'10" (2.0 x 3.0)  
Double glazed window to front, central heating radiator.  
AGENTS NOTE: There is a stair bulk head in this room.

Garden  
Slabbed patio area, lawn area, further patio area with shed and Wendy House.

Garage en block 16'0" x 7'10" (4.9 x 2.4)  
Up and over door to front.

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 C

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.

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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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