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CHARTERED SURVEYORS

34 Lygon Grove, Quinton, Birmingham, B32 2RA

Offers in the Region Of £184,000

- Traditional Two Bedroom Semi Detached Home
- Block Paved Driveway
- Living Room
- EPC Rating: C
- Downstairs WC and First Floor Bathroom with WC
- Spacious Kitchen

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
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A Semi-Detached home in CUL-DE-SAC position with DRIVEWAY and TWO TOILETS in a convenient location within Quinton.

Benefiting from uPVC double glazing, combi gas central heating and recent redecoration works, this ideal first-time purchase comprises block paved driveway, hallway, living room, kitchen, downstairs WC, two bedrooms, first floor bathroom with WC and a rear garden.

Offered with NO UPWARD CHAIN.

Property Tenure
Freehold

Council Tax Band
B

EPC Rating
C

Location
The property is situated in a cul-de-sac position within a convenient residential location, approximately:
-400 metres from Woodgate Valley Country Park.
-1.5 miles from Harborne High Street.
-1.7 miles from Queen Elizabeth Hospital.
-2.2 miles from University Train Station.
-4 miles from Birmingham City Centre.

Description
A traditional two storey semi-detached home of traditional brick construction, surmounted by a clay tile pitched roof.

The property has been recently redecorated and benefits from uPVC double glazing and combi gas central heating with an 'Alpha' boiler located in the kitchen.

Accommodation
Please refer to the floor plan for room measurements.

Ground Floor
Hallway, living room, kitchen, WC.

First Floor
Stairs and landing, bedroom one, bedroom two, bathroom with bath having shower over and WC.

Outside
Front - Herringbone designed block paved driveway.
Rear - Garden.

Availability
The property is sold with vacant possession and no upward chain.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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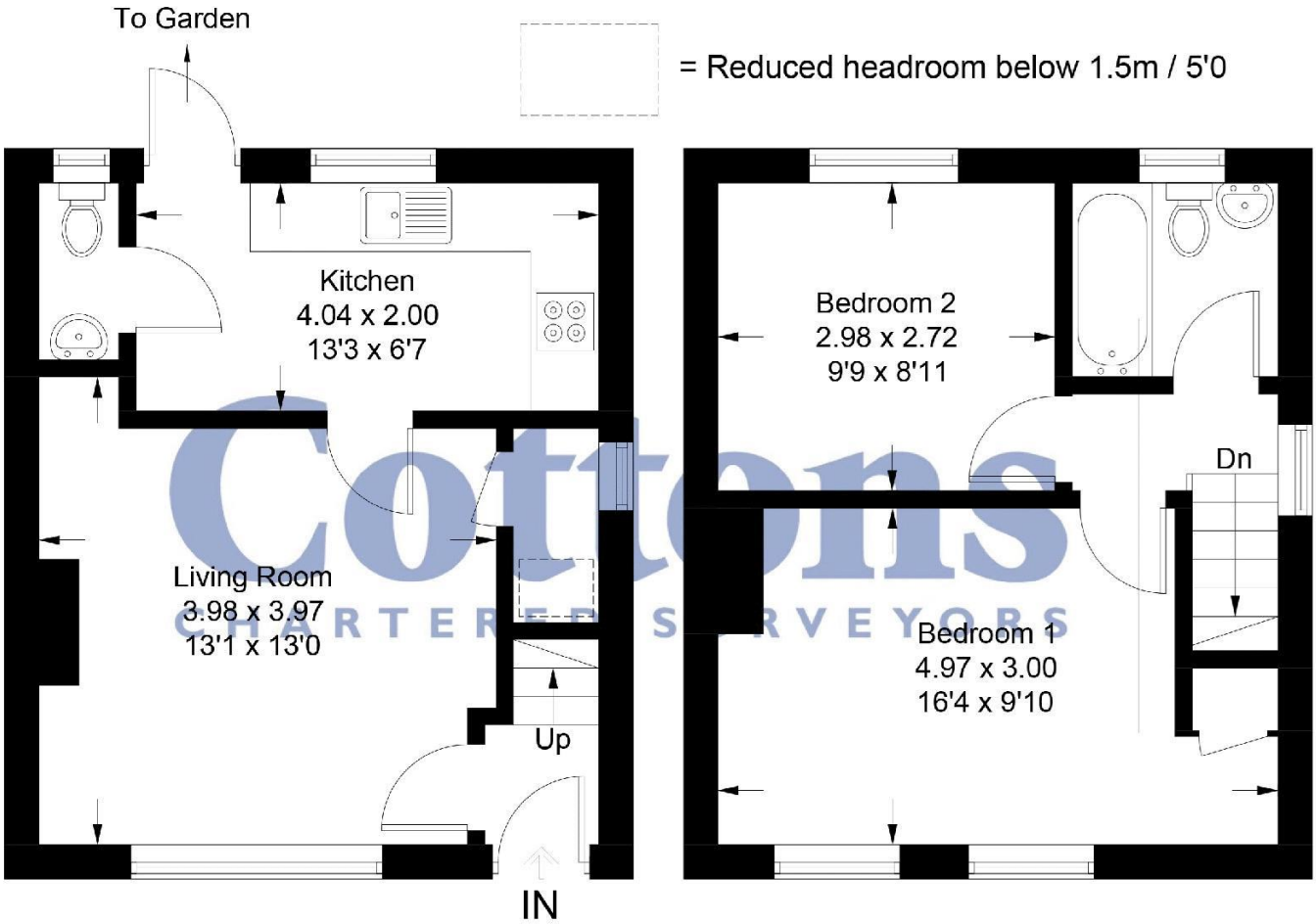
34 Lygon Grove

Approximate Gross Internal Area = 57.1 sq m / 615 sq ft



Ground Floor **First Floor**

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