



**23 Grove Road, B91 2AQ**  
Sale Price of £300,000



**Love**  
Property Co.



## 23 Grove Road, Solihull, B91 2AQ

Tenure - Freehold  
EPC Rating - C  
Council Tax Band – B

Love Property Co are pleased to offer this sought after and fantastic opportunity to purchase this good size 691.1 sq. feet (64.2 sq. metres) two-bedroom end-terraced home with NO UPWARD CHAIN. B91 post code within a prime residential location close to amenities on Solihull High Street, Solihull train station, nearby M42 motorway link by and within HS2, Birmingham International Airport and NEC.

This property offers the perfect opportunity for first time buyers, downsizers and investors (with a rental valuation of £1150 pcm) and benefits from double glazing, gas central heating, separate lounge, modern kitchen/diner with integrated electric double oven/grill, gas hob, dishwasher and plumbing for a washing machine, separate conservatory, first floor landing, two bedrooms, modern family shower room with built in storage units and private good sized rear garden with off road parking for two vehicles.

This residence provides a peaceful and homely retreat in a desirable location Viewing is highly recommended.

### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone



## PROPERTY MEASUREMENTS

### LOUNGE

10' 10" X 11' 1" (3.29m x 3.37m)

### KITCHEN/DINER

11' 2" X 14' 4" (3.40m x 4.37m)

### CONSERVATORY

12' 3" X 8' 0" (3.40m x 4.37m)

### BEDROOM ONE

10' 10" X 11' 1" (3.29m x 3.37m)

### BEDROOM TWO

11' 2" X 8' 0" (3.40m x 2.44m)

### FAMILY BATHROOM/SHOWER ROOM

7' 6" X 5' 9" (2.28m x 1.76m)

### TOTAL SQUARE FOOTAGE (Approx.)

691.1 sq. Feet (64.2 sq. metres)

### MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





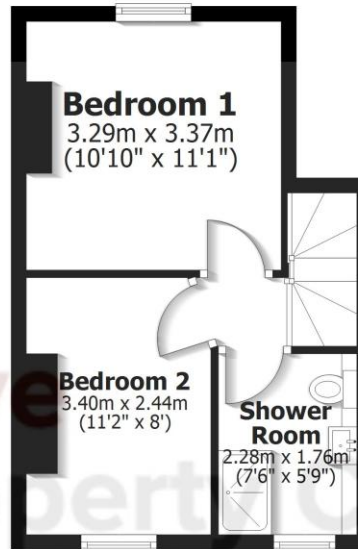
### Ground Floor

Approx. 36.8 sq. metres (396.1 sq. feet)



### First Floor

Approx. 27.4 sq. metres (295.0 sq. feet)



Total area: approx. 64.2 sq. metres (691.1 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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