



**Twycross Grove, Birmingham B36 8LE**

 **shipways**

welcome to

## Twycross Grove, Birmingham

\*\*\* FIRST TIME ON THE MARKET IN THE LAST 40 YEARS! \*\*\* SITUATED ON A LARGE PLOT \*\*\* SEMI-DETACHED TRADITIONAL HOME \*\*\* LOUNGE/DINER \*\*\* KITCHEN \*\*\* \*\*\* THREE BEDROOMS \*\*\* BATHROOM AND SEPARATE W.C.\*\*\* TANDEM SIDE GARAGE \*\*\* DRIVEWAY TO FRONT



**Approach**

Approached via a paved driveway through sliding front door into porch.

**Entrance Porch**

Double glazed window to front and side wall light point and door to hall

**Hallway**

Radiator, ceiling light point, door to cloak cupboard and stairs to first floor.

**Lounge**

25' Max 13' 6" max x 10' 6" Min 10' 1" mini (7.62m Max 13' 6" max x 3.20m Min 10' 1" min)

Double glazed bay window to the front, double glazed double doors to rear, two radiators and two ceiling light points.

**Kitchen**

10' 5" x 7' 2" (3.17m x 2.18m)

Double glazed rear door to rear, door to garage, ceiling light point, cupboards drawers and base units, roll top worksurface stainless steel sink and drainer, electric cooker point and door to pantry

**First Floor Landing**

Loft access, ceiling light point and double-glazed window to the side.

**Bedroom One**

14' 3" in to bay x 10' 2" (4.34m in to bay x 3.10m)

Double glazed bay window, radiator and ceiling light point

**Bedroom Two**

13' 3" x 10' 5" (4.04m x 3.17m)

Double glazed window to rear, radiator and ceiling light point.

**Bedroom Three**

8' 8" x 6' 9" (2.64m x 2.06m)

Double glazed window to front, ceiling light point and built in cupboard

**Separate W.C.**

Double glazed window to side, ceiling light point, low level w.c., half height tiling

**Bathroom**

Double glazed obscured window to rear, radiator, ceiling light point, corner jacuzzi bath with shower over, pedestal basin, tiled walls, and airing cupboard housing the boiler.

**Garage**

23' 3" x 11' 9" Max 9' 3" min (7.09m x 3.58m Max 9' 3" min)

Garage with front metal up and over door to front, window to the rear, plumbing for washing machine, light and power points and door to garden.

**Rear Garden**

Patio area, steps down to lawn, shrubs and trees borders, shed and enclosed by fencing.



**view this property online** [shipways.co.uk/Property/CAB111786](http://shipways.co.uk/Property/CAB111786)



welcome to

## Twycross Grove, Birmingham

- FIRST TIME ON THE MARKET IN 40 YEARS!
- SEMI DETACHED TRADITIONAL HOME ON A LARGE PLOT
- LOUNGE/DINER
- KITCHEN
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£290,000**



view this property online [shipways.co.uk/Property/CAB111786](http://shipways.co.uk/Property/CAB111786)



Property Ref:  
CAB111786 - 0007

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



**0121 747 4722**



castlebromwich@shipways.co.uk



258 Chester Road, Castle Bromwich,  
BIRMINGHAM, West Midlands, B36 0JE



**shipways.co.uk**