



**Twycross Grove, Birmingham B36 8LE**



**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.



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- SEMI DETACHED TRADITIONAL HOME ON A LARGE PLOT
- LOUNGE/DINER
- KITCHEN
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£290,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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