



## Denholme Grove, Birmingham, B14 5BP

£265,000

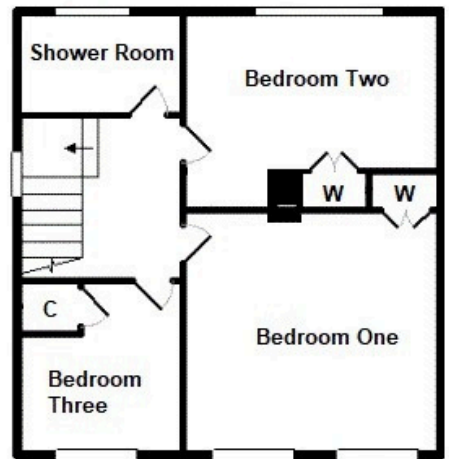
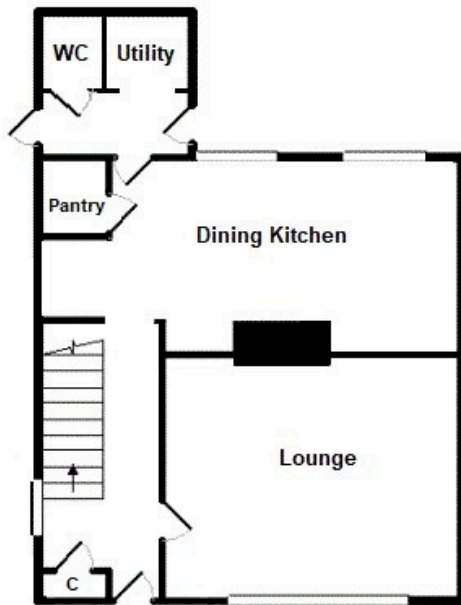
- A Well Presented Semi Detached Home
- Three Bedrooms
- Dining Kitchen
- Spacious Lounge
- Contemporary Shower Room
- Utility Room
- Guest WC
- Generous Corner Plot With Large Garden Wrapping To Side
- Quiet Cul-De-Sac Location
- Superb Potential To Extend STPP



- Entrance Hall
- Lounge to front - 4.34m x 3.58m (14'3" x 11'9")
- Dining Kitchen to rear - 5.9m max x 2.8m max (19'4" x 9'2")
- Utility Room to rear
- Guest WC to rear
- Bedroom One to front - 3.78m x 3.53m (12'5" x 11'7")
- Bedroom Two to rear - 3.78m x 2.44m min (12'5" x 8'0")
- Bedroom Three to front - 2.59m x 2.44m (8'6" x 8'0")
- Shower Room to rear - 1.5m x 2.5m (4'11" x 8'2")
- Large Rear Garden

A well presented semi detached home in a quiet cul-de-sac location with potential to extend (STPP) benefitting from three bedrooms, spacious lounge, dining kitchen, contemporary shower room, utility room, guest WC, large rear garden and off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



COUNCIL TAX BAND: B  
 EPC Rating: C  
 Tenure: Freehold

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure. Please note the vendor of this property is an employee of Drakes Estate Agents.

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