



Guillimot Grove, Erdington
Birmingham, B23 5AL

Offers Over £180,000

Erdington

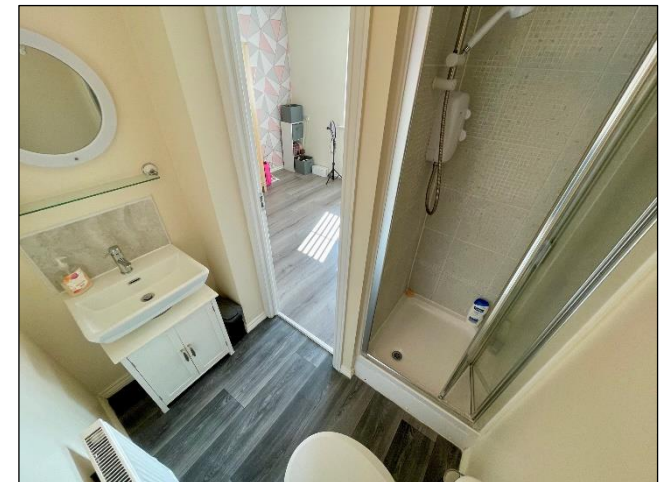
Offers Over £180,000



This recently constructed Two bedroom semi detached property is located on this popular development and is accessed via a walkway at the front with a lovely open grassed area and has the advantage of an allocated parking space at the rear.

Perfect for First Time Buyers, this well presented home is just a short walk from Enderby Park with the hallway having a downstairs WC, storage cupboard off and an opening leads into the fitted kitchen with a range of units, built in oven and hob, spaces for a washing machine and fridge/freezer, wall mounted central heating boiler whilst a window faces the front. The lounge / dining room is an excellent size with ample space for a table and chairs as well as room for settees, there is an open plan staircase with useful area underneath, whilst double doors lead out to the garden. On the first floor there are two good size double bedrooms, the master has a storage cupboard, window to the rear and a door leads to the useful en-suite shower room whilst the second bedroom is an excellent size and has a window to the front. The bathroom has a white suite with tiled splashbacks.

Outside a small paved patio leads to the lawn, there is a shared side path and this impressive double glazed and centrally heated home must be viewed.





Property Specification

TWO BEDROOMS
SEMI DETACHED
POPULAR DEVELOPMENT
TWO BATHROOMS
EXCELLENT SIZE LOUNGE DINING ROOM

Kitchen
3.04m (10') x 1.89m (6'2")

Lounge / Dining Room
5.28m (17'4") max x 3.87m (12'8") max

WC
1.71m (5'7") x 0.85m (2'9")

Bedroom 1
3.86m (12'8") x 2.83m (9'3") max

En-suite
1.89m (6'2") max x 1.81m (5'11") max

Bedroom 2
3.85m (12'8") x 2.59m (8'6")

Bathroom
1.91m (6'3") x 1.89m (6'2")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 21st March 2025

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Gas Electric Water Drainage

Council tax band: B

Tenure: Leasehold 125 years from 3rd March 2008.
Approx 108 years left.

Ground rent: £75 Per Year

Service Charge: £202.94 per half year

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

