

# Grove.

FIND YOUR HOME



60 Adams Hill  
Birmingham,  
B32 3QG

Offers In The Region Of £250,000



Nestled on the sought-after Adams Hill in Bartley Green, Birmingham, this charming semi-detached home presents an excellent opportunity for families and individuals alike. Set in a peaceful suburban location, the property enjoys a wonderful balance of tranquillity and convenience, with a range of local amenities just a short distance away. Residents will appreciate the abundance of nearby parks and green spaces, ideal for leisurely walks, outdoor activities, and family outings.

The area also benefits from strong transport connections, offering easy access to Birmingham city centre and surrounding areas, making commuting or exploring the region simple and stress-free.

The property itself features a private driveway and garage, with steps leading up to the front entrance. Inside, the home comprises an entrance porch and hallway, a spacious through reception room with sliding doors opening out to the rear garden, a well-appointed kitchen, and a bright conservatory. Upstairs, there are three bedrooms and a family bathroom, providing practical living space for everyday needs. The rear garden is a standout feature, offering a combination of patio and lawn areas, complemented by a charming feature pond, perfect for relaxing or entertaining guests.

With its well-planned layout, appealing outdoor space, and enviable location, this property offers excellent potential as a family home or investment. Early viewing is highly recommended to fully appreciate all that it has to offer. EPC=D







#### Approach

Via block paved driveway leading to garage and slabbed steps to double glazed double opening doors to porch.

#### Porch

Double glazed windows to surround, double glazed obscured door to entrance hall with double glazed obscured window to side.

#### Entrance hall

Coving to ceiling, dado rail, central heating radiator, stairs to first floor accommodation, door to reception room.

#### Reception room 9'2" min 13'5" max x 26'2" (2.8 min 4.1 max x 8.0)

Double glazed window to front, central heating radiator, feature fire with surround, sliding patio door to rear, vertical central heating radiator, door to kitchen.

#### Kitchen 12'1" x 10'5" (3.7 x 3.2)

Double glazed window to side, window to conservatory, obscured door to conservatory and additional window into conservatory, central heating radiator, coving to ceiling, wall and base units with roll top surface over, oven, sink with mixer tap and double drainer, splashback tiling to walls.

#### Conservatory 9'2" x 13'9" (2.8 x 4.2)

Windows to surround, double opening doors to garden.







#### First floor landing

Double glazed obscured window to side, airing cupboard housing central heating radiator, coving to ceiling, loft access, doors radiating to bedrooms and bathroom.

#### Family bathroom

Obscured window to rear, central heating radiator, bath with shower over, pedestal wash hand basin, w.c.

#### Bedroom one 14'1" x 9'10" (4.3 x 3.0)

Double glazed window to front, central heating radiator, coving to ceiling, dado rail, fitted wardrobes.

#### Bedroom two 11'5" x 19'0" (3.5 x 5.8)

Double glazed window to rear, central heating radiator, coving to ceiling.

#### Bedroom three 11'1" x 6'2" (3.4 x 1.9)

Double glazed window to front, central heating radiator, coving to ceiling, stair bulk head with wardrobe over.

#### Garden

Slabbed patio area, lawn, feature pond, stepping stones down to the rear, stable and space for greenhouse, access to garage via pedestrian door.

#### Garage 7'10" x 19'0" (2.4 x 5.8)

Double opening doors, window to side, central heating boiler, hatchway to eaves for storage.

#### Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

#### Council Tax Banding

Tax Band is C

#### Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will

be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

#### Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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