

for sale

£270,000 Freehold



Broom Hall Grove BIRMINGHAM B27 7JT

Discover this well-presented and thoughtfully extended three-bedroom mid-terraced home, tucked away in a peaceful corner of Acocks Green. Perfectly positioned within reach of local amenities, outstanding school catchments, and lush green spaces, it's ideal for families or first time buyers.



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Bedroom Three

boiler radiator double glazed window to front built in storage

Loft Space

loft conversion, skylight, storage and electrics

Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Entrance Porch

tiled and double glazed

Lounge

double glazed window to front and side, storage and fireplace

Kitchen

Kitchen comprising of a range of wall and base units sink and drainer oven with gas hob and extractor fan overhead, tiled floor, backsplash integrated fridge freezer and dishwasher open plan to lounge



Utility

Space for white goods

Bathroom

Bath with shower overhead, wash hand basin with vanity, fully tiled and heated towel rail

Landing

double glazed window to side on stairs

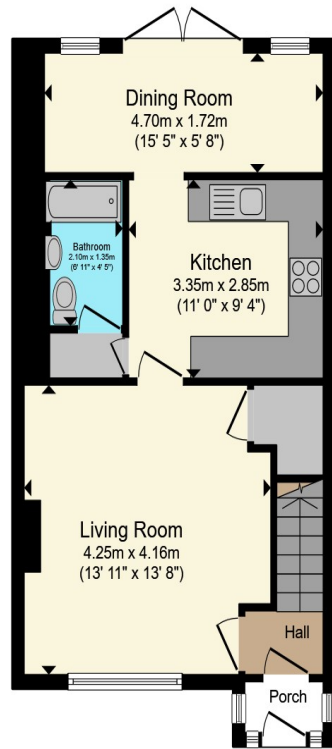
Bedroom One

double glazed window to rear and radiator

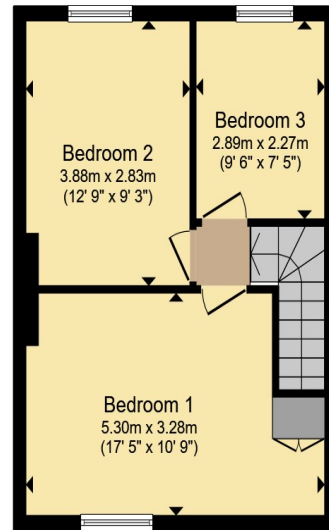
Bedroom Two

double glazed window to rear and radiator





Ground Floor



First Floor

Total floor area 82.3 m² (886 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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Property Ref: SHI209076 - 0007

Tenure: Freehold EPC Rating: D

Council Tax Band: C

view this property online burchelledwards.co.uk/Property/SHI209076



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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