



Whittleford Grove  
Birmingham





## Property Description

Burchell Edwards are delighted to bring to market this well presented four bedroom semi-detached home, tucked away in a quiet cul-de-sac location in the popular area of Castle Bromwich (B36).

Upon arrival you will discover the property has ample off-road parking with a driveway and a garage, briefly comprising of an entrance porch, lounge, dining area, kitchen, conservatory, downstairs shower room, and a private rear garden. To the first floor you will discover three double bedrooms, a generously sized third single bedroom and modern family bathroom.

Whilst this property is tucked away from lively streets it is still only a short walk to the local transport links and sits amongst many local amenities/shops and eateries. Given its' superb locality, the property falls within a great catchment area for local schools making this an ideal home for a large/ growing family!

The internal is very spacious and carries a beautiful natural light throughout. Additional benefits also include double glazing and gas central heating where specified.

Viewings are essential to gain a sense of the space and accommodation available.

## Entrance Porch

Double glazed window to front elevation and laminate flooring.

## Entrance Hallway

LVT flooring, central heating radiator and stairs to first floor accommodation.

## Lounge

Double glazed bay window to front elevation, central heating radiator, LVT flooring and feature fire.

## Dining Room

Double glazed window and patio doors to rear elevation, central heating radiator and LVT flooring.

## Kitchen

Double glazed window and French doors to rear elevation, door to garage, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob with extractor, integrated oven and grill, space and plumbing for washing machine, central heating radiator, tiling to splash prone areas and LVT flooring.

## Shower Room

Double glazed window to rear elevation, W.C, vanity wash hand basin, shower cubicle, heated towel rail, extractor and tiling to walls.

## Conservatory

Double glazed windows and French doors to rear elevation, central heating radiator and tiled flooring.

## Landing

Storage cupboard and carpet.

## Bedroom One

Double glazed window to front elevation, central heating radiator, laminate flooring, fitted wardrobes and storage.

## Office Space

Double glazed window to side elevation, central heating radiator and laminate flooring.

## Bedroom Two

Two double glazed windows to front elevation, central heating radiator, laminate

flooring.

### **Bedroom Three**

Double glazed window to rear elevation, central heating radiator and laminate flooring.

### **Bedroom Four**

Double glazed window to rear elevation, central heating radiator and laminate flooring.

### **Bathroom**

Double glazed window to rear elevation, W.C, vanity wash hand basin, bath, heated towel rail, tiling to walls.

### **Front Garden**

Paved driveway providing off road parking and access to garage.

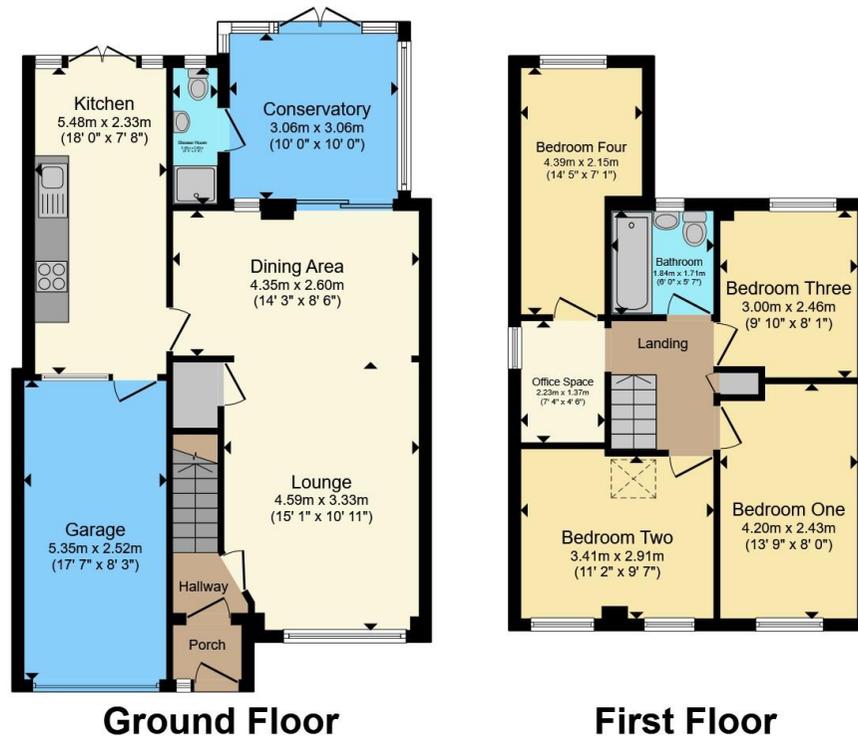
### **Rear Garden**

Paved garden spread across two levels, outside tap and fencing to boundaries.









Total floor area 122.0 m<sup>2</sup> (1,314 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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: C Council Tax Band: C

Tenure: Freehold

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Property Ref: CBW211090 - 0003