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Grove Lane

Harborne, Birmingham, B17 0QT

Offers In The Region Of £330,000

3 1 2 D

- Traditional Semi-Detached Home in Excellent Location Next to Grove Park
- Driveway and Garage
- Secluded Low Maintenance Rear Garden
- No Upward Chain
- Three Bedrooms
- Extended Garden Room at Rear of Property
- Convenient Access to QE Medical Complex and Birmingham University
- EPC Rating - D

Tel: 0121 647 4233

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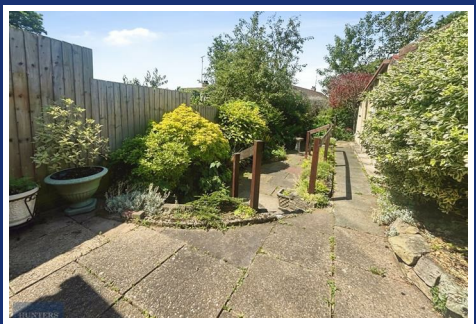

A superbly maintained traditional semi-detached home situated in this popular locality in Harborne across the road from Grove Park, in close proximity of Queen Elizabeth Medical Complex and Birmingham University. The three bedroom home includes a driveway and garage and is perfect for small families or possibly as a potential investment. Being Sold with No Upward Chain.

The property is set back from the road via a block paved driveway for one car with side access leading to the garage access towards the rear. The property benefits from double glazing in full and provides gas central heating.
As you go into the entrance porch, a secondary door leads into a welcoming hallway which provides the staircase to the first floor with storage underneath and access into the ground floor accommodation.
A spacious through reception room includes both areas for living and dining room furniture, with a bay window to the front and internal patio doors to the extended sun room.
The kitchen comprises wall and base level units with complimentary work surfaces and tiled splash-back with a breakfast bar area, integrated oven and grill with gas hob and space for all other kitchen appliances. An extended garden room is positioned at the rear of the property with a external door out to the rear garden and access to a ground floor WC.
The upstairs accommodation includes a light and airy landing space with storage housing the central heating combi-boiler, and a pull down loft-ladder to an insulated loft, providing access into three well-proportioned bedrooms, including two large double rooms and a single room ideal for use as a home office or nursery. A partly tiled family bathroom completes the accommodation comprising WC, wash hand basin and bath with separate electric shower.

A low maintenance rear garden is made up of mainly patio space, with an array of mature flower bed borders and bushes, with a fenced boundary and access to the garage and side gated access.

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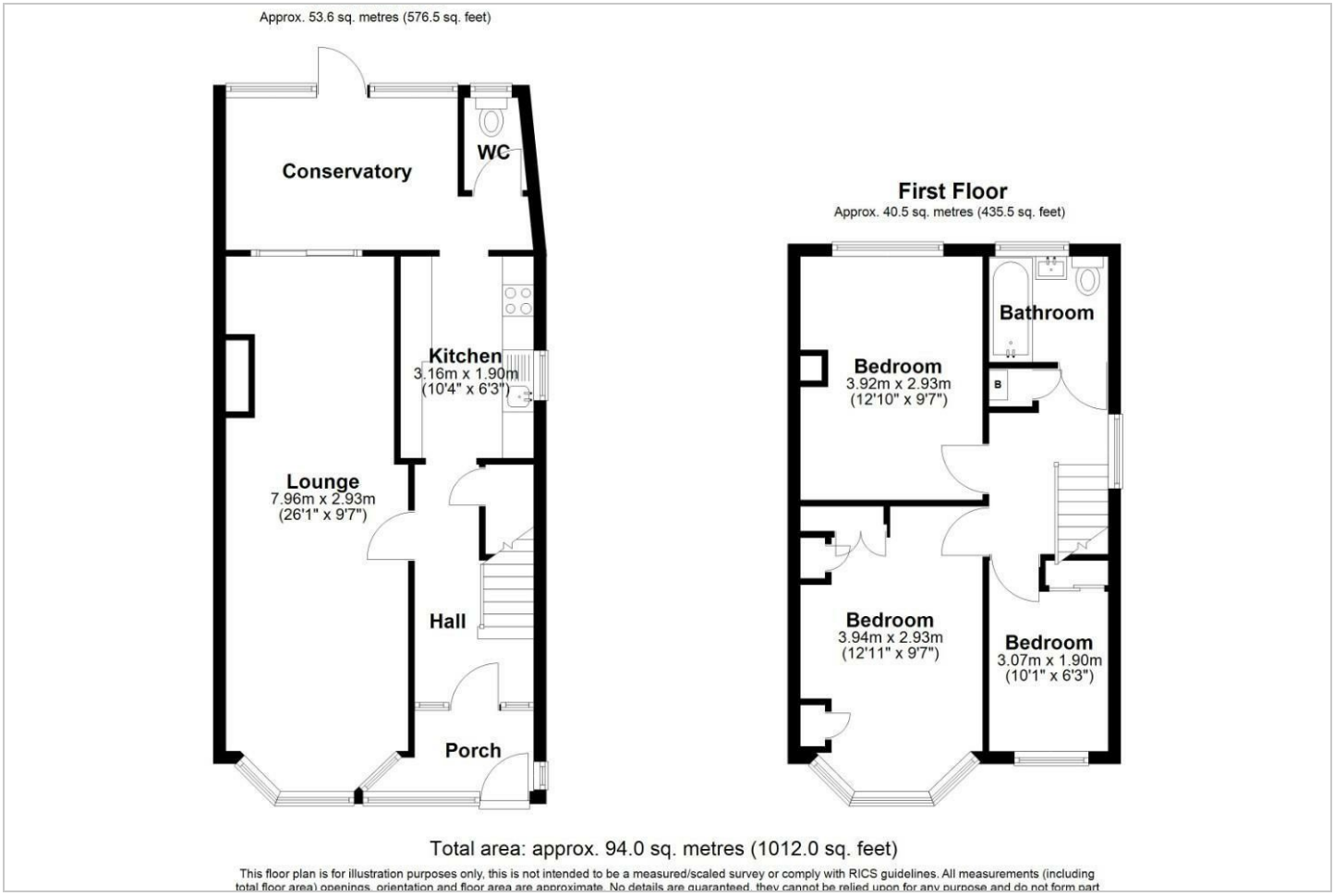
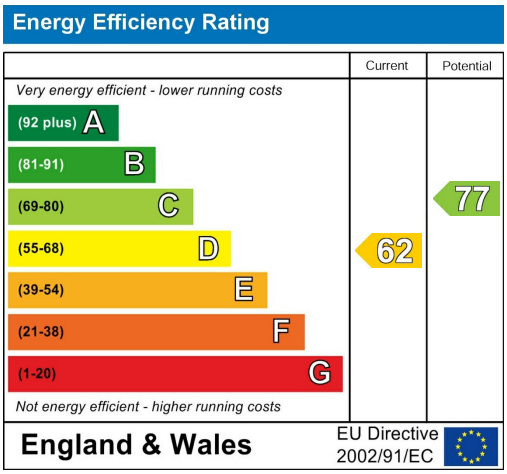
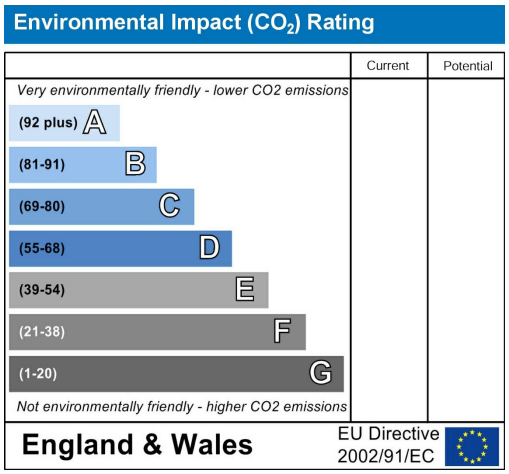
The property is situated in this sought after Harborne location, within close proximity of a variety of local amenities including shops, cafés and transport facilities, and with Grove Park also offering a fantastic green landscape on the doorstep. Key points of interest which are easily accessible include most notably the Queen Elizabeth Medical Complex along with The University of Birmingham and Birmingham City Centre. A range of desirable local schools in the Harborne area are nearby such as The Blue Coat School, St Peters Junior and Infants, King Edwards VI Five Ways and Edgbaston High School for Girls.

Floorplan


Approx. 53.6 sq. metres (576.5 sq. feet)
Conservatory
WC
Kitchen
3.16m x 1.90m
(10'4" x 6'3")
Lounge
7.96m x 2.93m
(26'1" x 9'7")
Hall
Porch
First Floor
Approx. 40.5 sq. metres (435.5 sq. feet)
Bathroom
Bedroom
3.92m x 2.93m
(12'10" x 9'7")
B
Bedroom
3.94m x 2.93m
(12'11" x 9'7")
Bedroom
3.07m x 1.90m
(10'1" x 6'3")
Total area: approx. 94.0 sq. metres (1012.0 sq. feet)
This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part

Energy Efficiency Graph

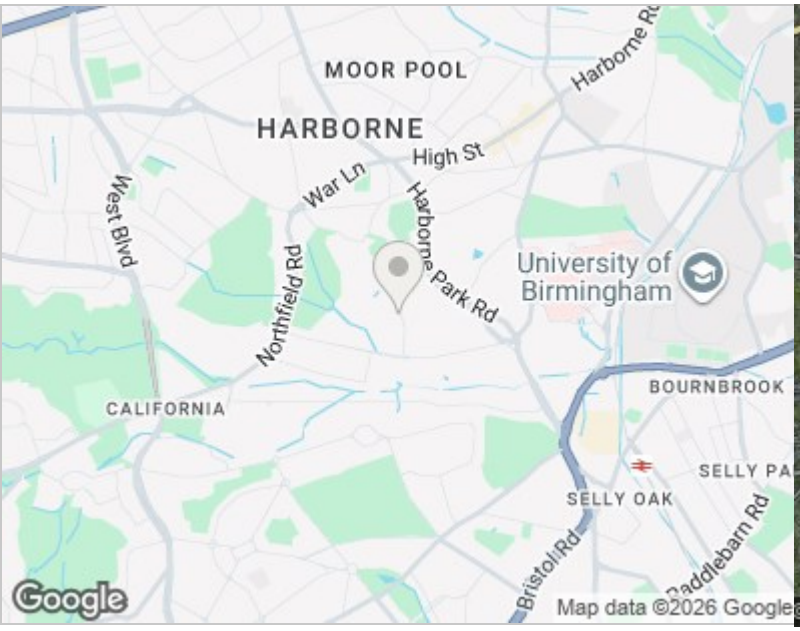




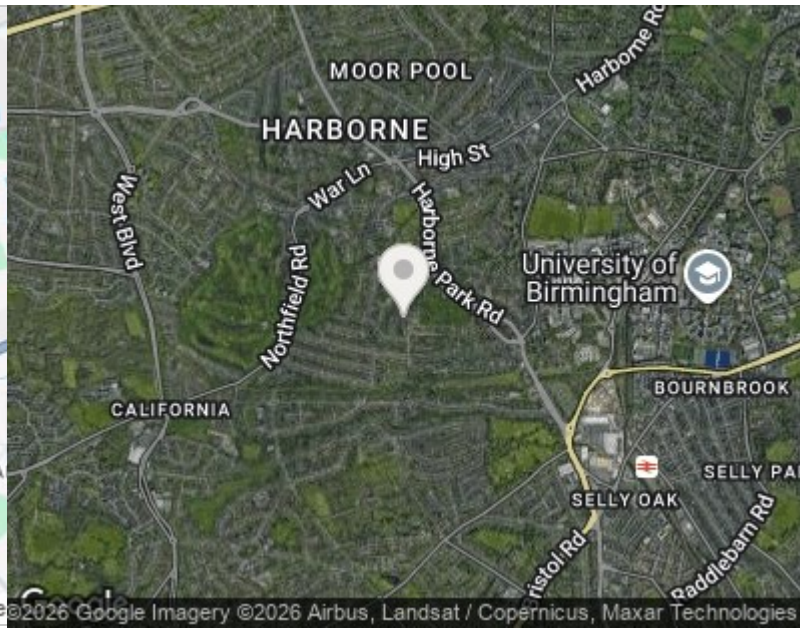
Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman