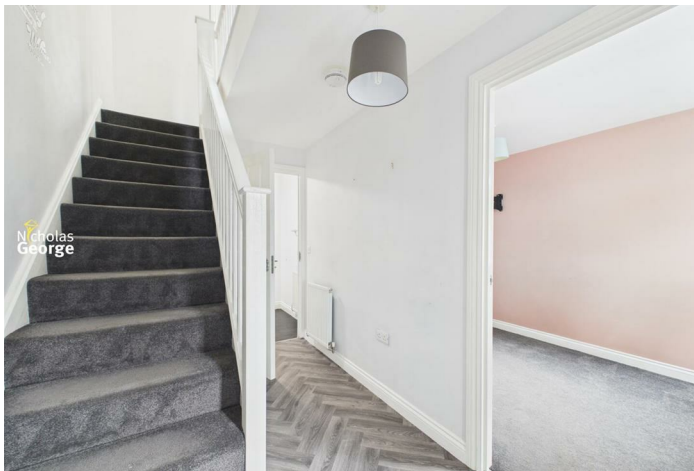


FREEHOLD



House - Townhouse - Council Tax Band C - EPC Rating: C

**99 MOUNDSLEY GROVE, KINGS HEATH,  
BIRMINGHAM, B14 4RF**  
Guide Price

**£245,000**



# 99 Moundsley Grove, Kings Heath, Birmingham, B14 4RF

Well-presented townhouse situated in a quiet cul-de-sac location in Kings Heath with driveway parking. The property is spread over 3 floors and comprises: bedroom and shower room on the ground floor. Upstairs is a large kitchen and separate reception room with direct access to the rear garden. On the top floor are 2 further bedrooms and a family bathroom.

Kings Heath itself offers a range of amenities including shopping facilities, parks, highly regarded schools and excellent transport links.

## Exterior front

A private driveway with paved path adjacent leads to composite front door. This opens to the ground floor hallway.

## Ground floor hallway

With wooden-effect vinyl flooring, 1 ceiling light fitting, 1 gas radiator, and doors to understair storage, ground floor bedroom and ground floor shower room. Stairs to upper floors.

## Bedroom 1

With carpeted flooring, 2 ceiling light fittings and 1 gas radiator below large UPVC double-glazed window to front aspect.

## Ground floor shower room

With wooden-effect vinyl flooring, partly tiled walls, 1 cased-in ceiling light, extractor vent and 1 gas radiator. White suite comprising: WC, pedestal sink with mixer tap and shower cubicle with mains shower.

## Stairs / first floor landing

Carpeted stairs lead to first floor landing. The landing has laminate flooring, 2 ceiling light fittings, 1 gas radiator and UPVC double-glazed window to front aspect. Doors to kitchen and reception room and stairs to top floor.

## Reception room

With wooden-effect vinyl flooring, 1 ceiling light fitting, 1 gas radiator and UPVC double-glazed window to rear aspect. UPVC French doors open to garden.

## Kitchen

With tiled-effect vinyl flooring, partly tiled walls, a 3-light

ceiling fitting and a 4-light ceiling fitting. Extractor vent, 1 gas radiator and large UPVC double-glazed windows to front aspect. Matching wall and base units, stainless steel with mixer tap and drainer, integrated gas Bosch hob with integrated extractor hood above and integrated Bosch oven below. Breakfast bar and space and fittings for additional appliances.

## Stairs / second floor landing

With carpeted flooring, 1 ceiling light fitting and doors to top floor bathroom and both top-floor bedrooms.

## Bedroom 2

With carpeted flooring, 1 ceiling light fitting, 1 gas radiator below large UPVC double-glazed window to front aspect. Loft inspection hatch and double doors to built-in wardrobe with shelf and rail.

## Second floor bathroom

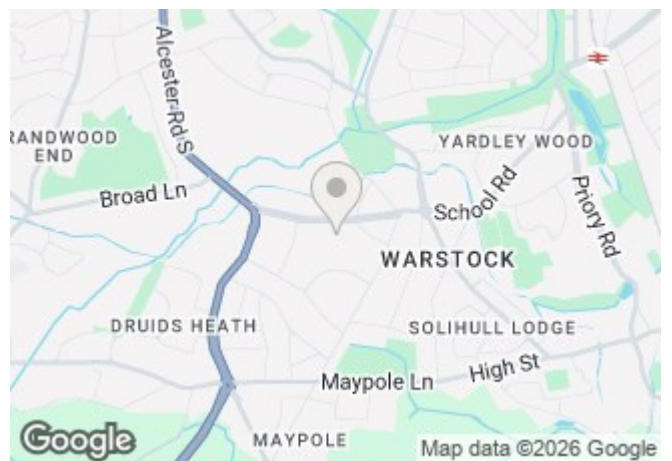
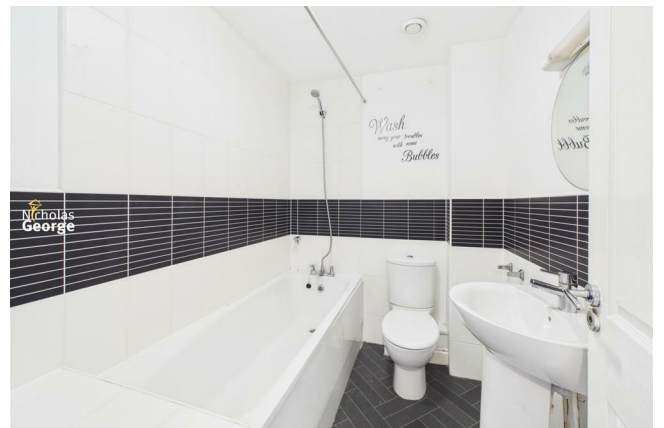
With tiled-effect vinyl flooring, partly tiled walls, 1 cased-in ceiling light, 1 gas radiator and extractor vent. White suite comprising WC, pedestal sink with mixer tap and bath with mains shower attachment above.

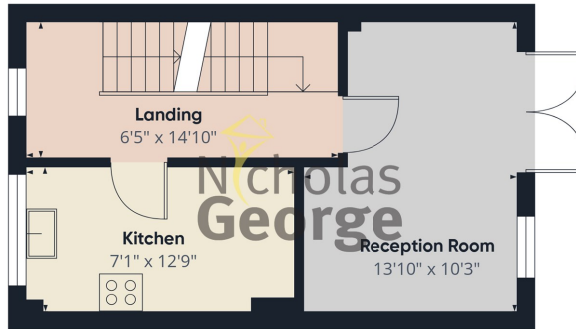
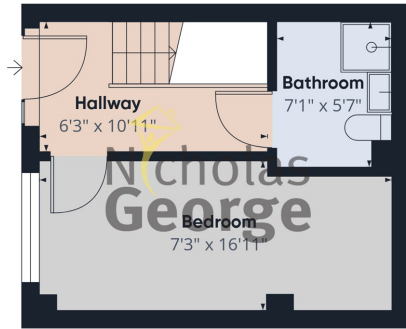
## Bedroom 3

With carpeted flooring, 1 ceiling light fitting, 1 gas radiator and 2 velux skylights. Door to storage cupboard which also houses the Glow-Worm boiler.

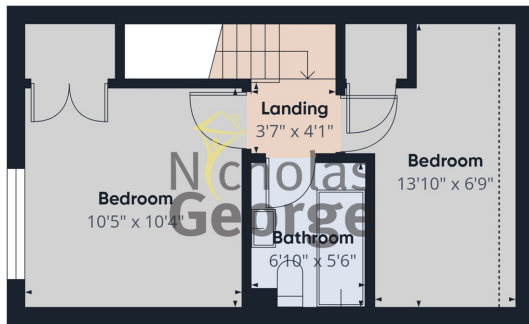
## Garden

Low maintenance garden with paved patio, faux grass, pebbled flowerbed and fence surround.





Approximate total area<sup>(1)</sup>  
796 ft<sup>2</sup>  
Reduced headroom  
10 ft<sup>2</sup>



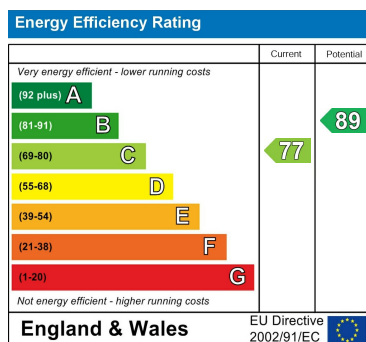
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

## Energy Performance Graph



## Tenure:

We understand the property is Freehold but interested parties should obtain verification from their own solicitor.

Council tax band C.

## Contact us:

Phone: 0121 442 2049

Email: [sales@nicholasgeorge.co.uk](mailto:sales@nicholasgeorge.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.