

# Horton & Senate



11 Stoneyford Grove, Birmingham, B14 4BU

£275,000

- Three Bedroom Semi
- Modernisation Required Throughout
- Off Road Parking
- Two Reception Rooms
- Single Garage
- Rear Garden



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Requiring modernisation throughout, this semi-detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for relaxation, entertaining guests, or creating a home office.

3

1

2

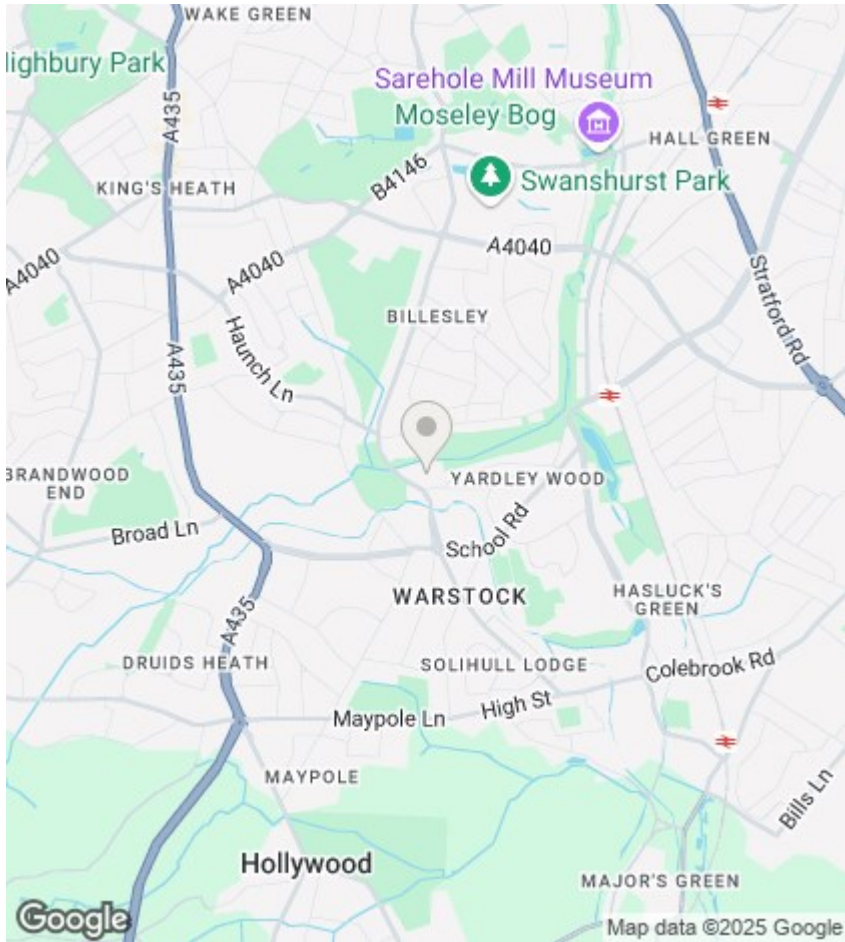
Council Tax Band:











### Directions

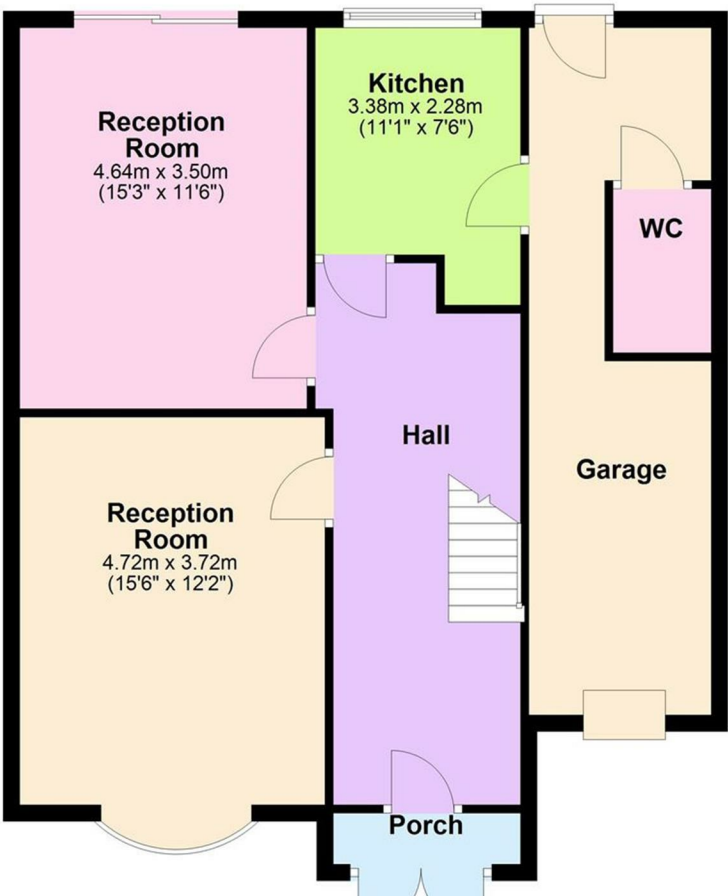
### Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

### EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor

