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52 Trimpley Road, Woodgate, Birmingham, B32 3PF

A beautifully presented three-bedroom semi-detached family home, ideally located on the popular Trimpey Road. The property is in great condition throughout and offers generous, well-planned accommodation ideal for modern family living.

The ground floor features a bright and spacious open-plan lounge/diner, perfect for both relaxing and entertaining, modern fitted kitchen. Additional benefits include a separate utility area, a convenient downstairs WC, and a lovely conservatory providing extra living space with views over the garden.

Upstairs, the property offers three bedrooms and a contemporary family bathroom. Externally, the home boasts a spacious rear garden with a summerhouse, ideal for outdoor entertaining or home working, along with a large driveway providing ample off-road parking.

This attractive home combines space, comfort and practicality, making it an excellent choice for families or buyers seeking a move-in-ready property.

Approach

Driveway to front offering parking for a number of cars and giving access to porch and utility room.

Hallway

Door to front, central heating radiator, two cupboards off, double glazed window to side and stairs off.

Lounge/Diner

11'5" max 8'10" min x 21'7" (3.5 max 2.7 min x 6.6)

Double glazed window to front, electric fire, sliding door to conservatory and central heating radiator.

Conservatory

9'6" x 7'10" (2.9 x 2.4)

Double glazed windows and door.

Kitchen

7'10" x 8'2" (2.4 x 2.5)

Double glazed window to rear, range of wall and base units with work surface over incorporating sink with mixer tap, oven with gas hob and extractor hood over and tiled splash backs.

Utility

Door to front and side, space and plumbing for washing machine with work surface over and housing combi boiler.

Downstairs WC

WC, wash hand basin with mixer tap and storage below.

Landing

Double glazed window to side, cupboard off and access to loft space.



Bedroom One

9'2" x 9'6" (2.8 x 2.9)

Double glazed window to rear, central heating radiator and built in wardrobe.

Bedroom Two

9'10" x 8'2" (3.0 x 2.5)

Double glazed window to front and central heating radiator.

Bedroom Three

6'2" x 6'10" (1.9 x 2.1)

Double glazed window to front, central heating radiator and cupboard off.

Bathroom

Double glazed window to rear and side, heated towel rails, WC, wash hand basin with mixer tap and storage below, bath with mixer tap and tiled splash backs.

Rear Garden

Patio area, slate chip borders, lawn, flower beds, pond, summerhouse equipped with electrics and all with fencing to enclose.

Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £30 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

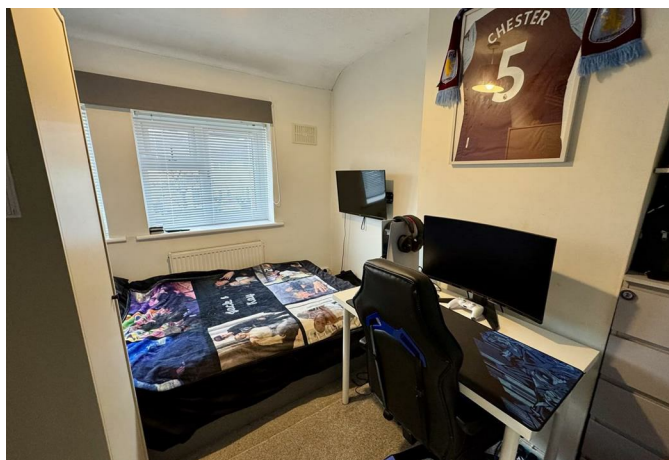
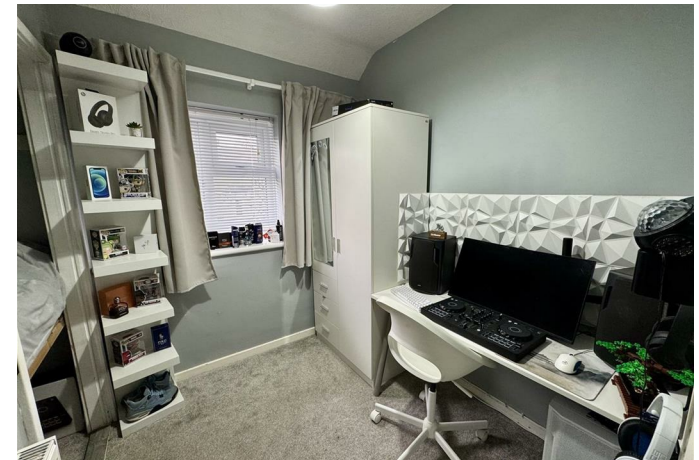
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		

England & Wales EU Directive 2002/91/EC

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, rooms and plot areas have not been taken and no responsibility is taken for any error. Dimensions are approximate. This plan is for general purposes only and does not constitute a contract. The services, systems and appliances shown have not been tested and no guarantee can be given generally as to their condition. Made with eFloorplan ©2020



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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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