



34 Whitlock Grove

Birmingham, B14 4SB

Offers Over £260,000



****LOVELY MODERN THREE BEDROOM FAMILY HOME**** Modern end of terrace townhouse with three bedrooms in this quiet location just off Warstock Lane/Ibberton Road. The property is ideally located in Kings Heath with good transport routes Moseley, Kings Heath, Billesley and Edgbaston with their useful nearby amenities such as shops, cafes, restaurants, good school catchments and a flourish of green spaces, including Chinn Brook Nature Reserve, Daisy Farm Recreation Ground and the River Rea. The property itself is offered with the following accommodation; off road parking for two vehicles, hallway, bedroom/office and en-suite bathroom with stairs rising to the first floor. The first floor offers a kitchen and living room with patio doors leading out to a terrace garden. Further stairs giving rise to two bedroom and a family bathroom. The property benefits from double glazing and central heating. Energy Efficiency Rating C. To arrange your viewing please contact our Moseley office.



Approach

The property is approached via a driveway leading to front entry door opening into:

Hallway

With two ceiling light points, laminate wood effect floor covering, wall-mounted fuse box, central heating radiator, stairs to first floor landing and doors opening into:

Bedroom Three/Office

11'7" x 7'8" (3.54 x 2.35)

With ceiling light point, laminate wood effect floor covering, central heating radiator, double glazed window to the front aspect and door opening into:

En-Suite Shower Room

6'11" x 5'8" (2.13 x 1.75)

With door giving access to the hallway, lino to flooring, central heating radiator, sink on pedestal with mixer tap over, push button low flush WC, walk-in shower cubicle with mains powered shower over and tiled splash backs, ceiling light point, central heating radiator and extractor fan.

First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with two ceiling light points, central heating radiator, stairs giving rise to the top floor and doors opening into:

Living Room

14'1" x 15'2" x 10'8" (4.31 x 4.64 x 3.26)

With laminate wood effect flooring, two ceiling light points, central heating radiator, double glazed window to the rear aspect, double glazed French doors giving views and access to the rear garden.

Kitchen

12'2" x 7'4" (3.71 x 2.25)

With a selection of wall and base units with work surfaces over incorporating stainless steel sink and drainer with mixer tap over, integrated oven with integrated four ring burner gas hob with extractor over, space for washing machine, dishwasher and fridge freezer and tiling to splash backs, lino to flooring, central heating radiator, ceiling light point, double glazed window to the front aspect

Top Floor Accommodation

From the first floor landing stairs gives rise to the top floor landing with ceiling light point, loft access point, central heating radiator and doors opening into:

Bedroom One

9'7" x 14'1" x 12'0" (2.93 x 4.30 x 3.66)

With laminate wood effect flooring, ceiling light point, central heating radiator, built-in storage cupboard and two double glazed windows to the rear aspect.

Bedroom Two

9'8" x 4'3" x 14'1" x 10'9" (2.97 x 1.32 x 4.30 x 3.28)

With laminate wood effect flooring, ceiling light point, central heating radiator, door opening into over stairs storage cupboard and two double glazed windows to the front aspect.

Bathroom

6'5" x 6'11" (1.98 x 2.11)

With wood effect flooring, push button low flush WC, wash hand basin on pedestal with hot and cold mixer tap over, bath with hot and cold mixer tap and wall mounted shower over, tiling to walls, double glazed opaque window to the side aspect, ceiling light point and central heating radiator.

Rear Garden

Accessed from the French doors gives access out to a patio area leading to artificial lawn area further raised decking area and finished with panel fencing to borders.

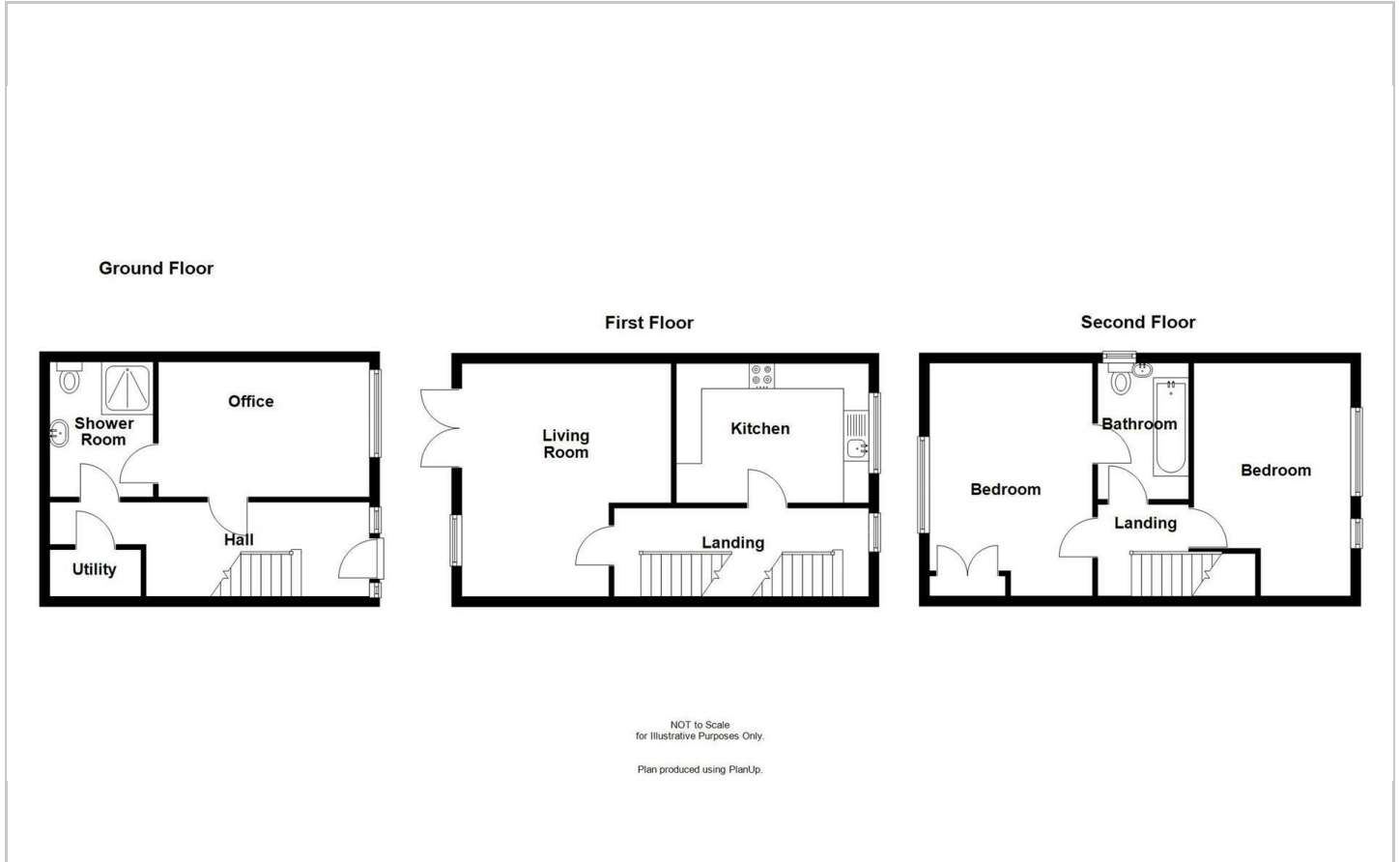
Council Tax Band

According to the Direct Gov website the Council Tax Band for 34 Whitlock Grove, Birmingham, B14 4SB is band D and the annual Council Tax amount is approximately £2,353.17, subject to confirmation from your legal representative.





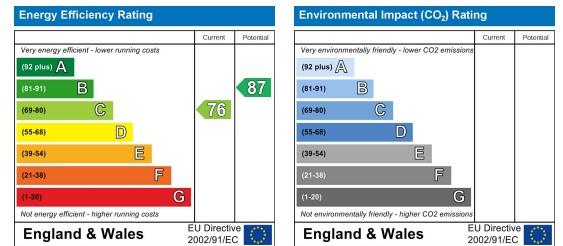
Floor Plan



Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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