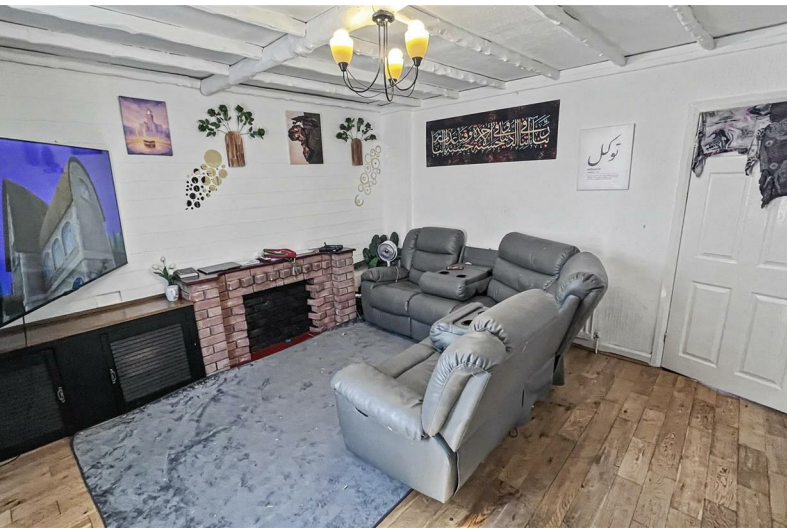




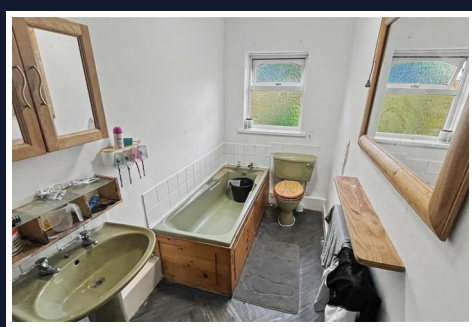
11 Sandway Grove

, Birmingham, B13 0HU

Offers Over £230,000



SEMI-DETACHED THREE BEDROOM HOME IN QUIET CUL-DE-SAC LOCATION WITH NO UPWARD CHAIN Three bedroom, semi-detached home in this popular cul-de-sac location, with close links to shops, parks, and is close to Billesley Primary School, and good transport links to Billesley, Moseley, Hall Green and the City Centre. The property itself is offered with the following accommodation; front driveway, living room, kitchen, ground floor bathroom, separate storage cupboard and access to garden with further shed for useful storage. To the first floor there are three bedrooms. The property is double glazed (where specified) and central heating and offers no upward chain.. Energy Efficiency Rating C. To arrange a viewing please contact our Moseley Office or visit our website.



Approached

The property is approached via shared driveway with lawn area, side gate to the rear garden and then leading to a UPV door opening into:

Hallway

With stairs giving rise to the first floor accommodation and door opening into:

Living Room

With double glazed window to the front aspect, central heating radiator, laminate wood effect flooring, ceiling light point, door opening into under stairs storage cupboard providing useful storage and further door opening into:

Kitchen

With tiled floor covering, cream wall and base units with marble effect work surfaces over incorporating stainless steel sink and drainer with two taps over, space for washing machine and fridge freezer, built-in 'Indesit' oven and hob with extractor over, double glazed windows to the front and side aspect, double glazed accompanying opaque double glazed patio door giving access to the rear garden, wall mounted 'Worcester' boiler, two ceiling light points, central heating radiator and door opening into:

Inner Lobby Area

With tiling to flooring, door opening into storage cupboard proving useful storage and further door opening into:

Bathroom

A four piece bathroom suite comprising low flush WC, sink on pedestal with two taps over, bath with two taps over, shower cubicle, tiling to splash backs,

lino to flooring, central heating radiator, ceiling light point, wall mounted extractor fan and double glazed opaque window to the rear aspect.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with loft access point, ceiling light point, opaque double glazed window to the side aspect and doors opening into:

Bedroom One

With two double glazed windows to the front aspect, built-in wardrobes, central heating radiator and ceiling light point.

Bedroom Two

With double glazed window to the rear aspect, central heating radiator, lino to flooring, coving to ceiling, ceiling light point and door opening into airing cupboard housing the water tank.

Bedroom Three

With double glazed window to the rear aspect, central heating radiator, lino to flooring, coving to ceiling and ceiling light point.

Rear Garden

With a paved patio area leading to lawned turfed area with decorative trees and shrubs and fencing to borders.

Council Tax Band

According to the Direct Gov website the Council Tax Band for Sandway Grove, Birmingham, B13 0HU is band B and the annual Council Tax amount is approximately £1,830.25, subject to confirmation from your legal representative. subject to confirmation from your legal representative.





Ground Floor

The Ground Floor plan shows a rectangular layout. On the left is a large Living Room with a staircase leading down. To its right is a small Store and a Lobby. Further right is a Bathroom with a bathtub, toilet, and sink. Below the Bathroom is a Kitchen/Diner area with a stove, sink, and refrigerator. A door connects the Lobby to the Kitchen/Diner.

First Floor

The First Floor plan shows a rectangular layout. On the left is a large Bedroom. To its right is a Landing with a staircase leading up. To the right of the Landing are two more Bedrooms. A door connects the Landing to the two Bedrooms on the right.

NOT to Scale
for Illustrative Purposes Only.
Rice Chamberlains.
Plan produced using PlanUp.

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 Rating

Very energy efficient - lower running costs

Current: 84, Potential: 70

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Current: 84, Potential: 70

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW

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