

Grove.

FIND YOUR HOME



195 Pinewood Drive
Birmingham,
B32 4LJ

Offers In Excess Of £250,000



A truly well presented 3 bedroomed semi detached family home. Located in a highly desirable area and offers great space for a family to grow. Pinewood Drive is well placed for access to good transport links, access to local shops and amenities, and close to popular local schools.

The layout in brief comprises of approach over the 2 car driveway, entrance porch, hallway, a front facing breakfast kitchen, and a spacious lounge/ diner with sliding doors leading out to the rear garden. Heading upstairs is a pleasant landing, two good sized double bedrooms, a third bedroom, and the house bathroom.

Externally the property offers a low maintenance garden with paved seating near to property, a lawned area with additional paved area at the base of the garden offers space for a shed.

This property further benefits from a garage located en bloc. AF 4/2/25 V1 EPC=C







Approach

Via block paved driveway providing ample parking, gate to side giving access to rear, double glazed sliding door to:

Porch

Tiled flooring and door to:

Entrance hall

Ceiling light point, central heating radiator, wood effect laminate flooring.

Lounge 15'8" x 18'8" max (4.8 x 5.7 max)

Double glazed sliding doors, ceiling and wall light points, store cupboard, feature fireplace, central heating radiator, wood effect laminate flooring.

Kitchen 9'6" x 11'1" (2.9 x 3.4)

Double glazed window, spotlights to ceiling, wall and base units, stone effect work top over, tiled splashbacks, stainless steel sink and drainer, built in dishwasher, washing machine, fridge and freezer, central heating boiler, central heating radiator, tiled floor, double glazed door to side, gas hob, electric oven and extractor.

First floor landing

Ceiling light point, loft hatch, store cupboard over stairs.

Bedroom one 9'6" x 13'5" (2.9 x 4.1)

Double glazed window to rear, ceiling light point, central heating radiator.

Bedroom two 9'6" max 7'10" min x 12'9" (2.9 max 2.4 min x 3.9)

Double glazed window to front, central heating radiator, wood effect laminate flooring.

Bedroom three 5'10" x 11'5" max (1.8 x 3.5 max)

Double glazed window to rear, central heating radiator, ceiling light point.

Bathroom

Double glazed window to front, ceiling light point, bath with shower over, wash hand basin, central heating radiator, tiled walls, wood effect laminate flooring.

Separate w.c.

Double glazed window to front, ceiling light point, low level flush w.c., tiled walls, wood effect laminate flooring.

Garden

Side access to front, paved patio area, lawn with borders, space for shed.

Garage

There is a garage to the property en bloc.

Tenure

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 Banding

Tax Band is B

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, 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. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

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 £175 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 our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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.

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