

# Grove.

FIND YOUR HOME



17 Brownsea Close  
Birmingham,  
B45 0HH

Offers In The Region Of £190,000



Situated on Brownsea Close in Rubery, this delightful terraced home WITH NO UPWARD CHAIN offers an excellent opportunity for first-time buyers and buy to let investors alike. The location is a real highlight, with a range of local amenities, reputable schools, and nearby parks all within easy reach, making it an ideal choice for families and professionals.

The property benefits from a driveway to the front, with a pathway leading to the entrance porch. From here, there is access to the garage, a useful storage cupboard, and the main entrance hall. The hall leads through to a recently refurbished kitchen, a rear facing lounge diner and stairs rising to the first floor. Upstairs, the accommodation comprises two spacious and well proportioned bedrooms, along with a family bathroom. To the rear, the sloped garden features a patio area and is designed for easy maintenance.

Overall, this charming terraced house on Brownsea Close offers a great balance of comfort, practicality, and location, making it a must see for anyone looking to settle in the Birmingham area. EPC=C JH 27/1/26 V1







#### Approach

Via tarmacadam driveway with stone chipping borders, access into the entrance porch.

#### Entrance porch

Double glazed obscured door, fitted storage housing the gas meter, electric meter and fuse box, doors into entrance hall and garage.

#### Garage 7'10" x 17'0" (2.4 x 5.2)

Up and over door to front, central heating radiator, inset ceiling spotlights, steps down.

#### Entrance hall

Double opening doors to storage cupboard, door into further storage cupboard, doorway into the lounge diner, door way into kitchen, stairs to first floor accommodation.

#### Lounge diner 8'10" x 17'8" (2.7 x 5.4)

Double glazed window to rear, double glazed door to rear, central heating radiator, coving to ceiling.

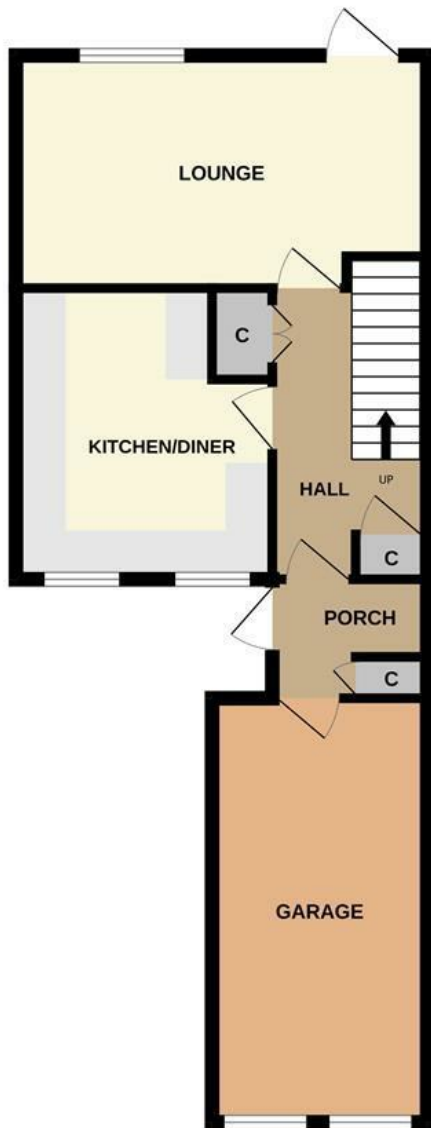
#### Kitchen 11'5" x 13'1" (3.5 x 4.0)

Two double glazed windows to front, central heating radiator, matching wall and base units with square top wood effect surface over, splashback tiling to match, integrated washing machine, integrated dishwasher, integrated oven, space for fridge freezer, sink with mixer tap and drainer, gas hob with extractor over, integrated bin storage.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### First floor landing

Loft access, doors to bedrooms and bathroom, double opening doors into storage cupboard housing central heating boiler which has a Hive system.

#### Bedroom one 14'9" x 8'10" (4.5 x 2.7)

Double glazed window to front, central heating radiator, fitted wardrobes and motion sensor lights.

#### Bedroom two 14'9" x 8'10" (4.5 x 2.7)

Double glazed windows to rear, central heating radiator.

#### Bathroom

Double glazed obscured window to front, central heating radiator, bath with mixer tap and splashback tiling, pedestal wash hand basin with mixer tap, low level flush w.c., corner shower.

#### Rear garden

The garden has patio area, brick wall with pathway to rear of garden with a stone and wood chippings to either side.

#### 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 A

#### 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 you 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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