



# Stoneyford Grove, Birmingham

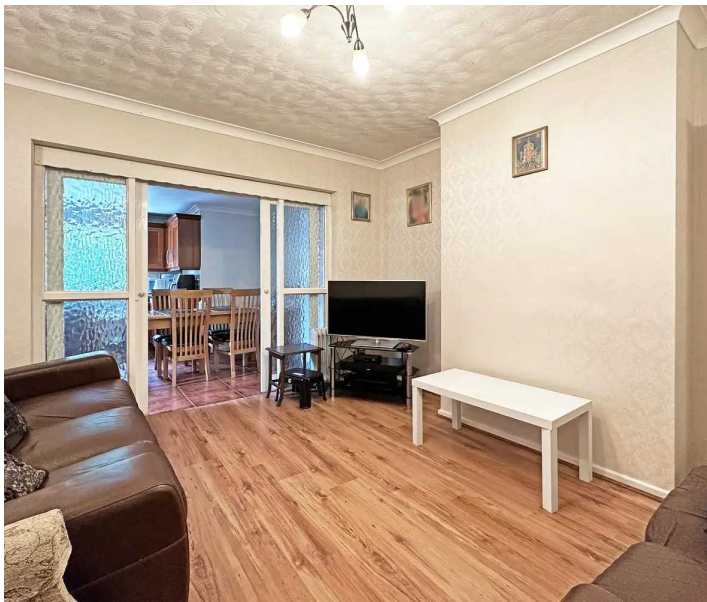
Guide Price £289,950





#### PROPERTY OVERVIEW

Situated in a quiet cul-de-sac location, a fantastic opportunity to purchase this most deceptive three bedroom extended semi-detached which must be viewed internally to be appreciated. This property offers spacious family accommodation and benefits from gas central heating, double glazing and has the added attraction of a loft conversion/office with a spiral staircase leading from the second bedroom. The accommodation briefly comprises of: enclosed porch, entrance hall, guest cloakroom, two reception rooms, extended breakfast/kitchen, three good sized bedrooms, loft room/office, bathroom, separate wc, garage and private garden.



#### PROPERTY LOCATION

Yardley Wood is an area in Birmingham, it offers excellent range of amenities nearby which include Birmingham Town Centre, Solihull Town Centre, Schools and parks. There are a range of services within Hall Green including commuter train service to Stratford Upon Avon and bus routes. In addition the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 30 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.





Council Tax band: C

Tenure: Freehold

- Three Bedroom Extended Semi Detached
- Spacious Family Accommodation
- Two Reception Rooms
- Large Extended Breakfast/Kitchen
- Three Bedrooms
- Bathroom
- Utility Room
- Loft Room/Office
- Private Rear Garden

#### **ENTRANCE HALL**

#### **RECEPTION ROOM ONE**

16' 7" x 12' 3" (5.05m x 3.73m)

#### **RECEPTION ROOM TWO**

12' 4" x 11' 11" (3.77m x 3.64m)

#### **KITCHEN/DINING ROOM**

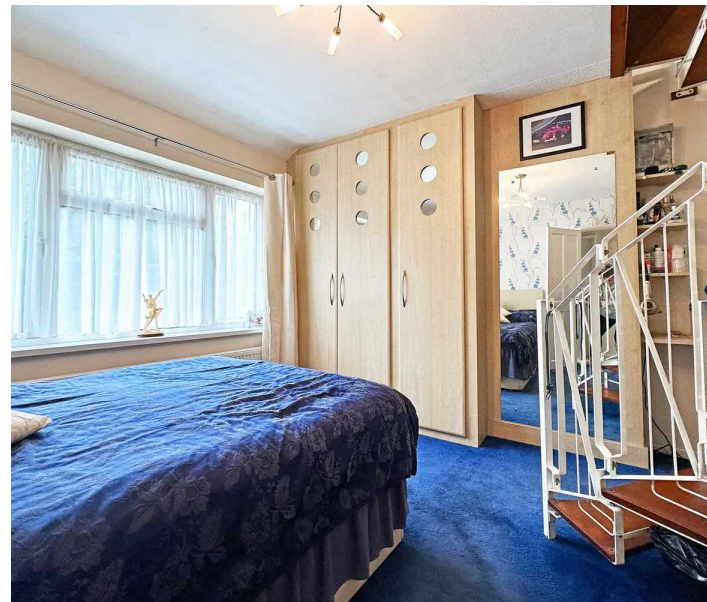
16' 3" x 12' 6" (4.95m x 3.8m)

#### **LAUNDRY/UTILITY ROOM**

8' 6" x 6' 11" (2.6m x 2.1m)

#### **GUEST WC**

3' 6" x 2' 12" (1.07m x 0.91m)







## FIRST FLOOR

### BEDROOM ONE

16' 2" x 9' 4" (4.92m x 2.85m)

### BEDROOM TWO

11' 11" x 12' 8" (3.64m x 3.86m)

### BEDROOM THREE

9' 9" x 7' 7" (2.98m x 2.3m)

### BATHROOM

6' 10" x 5' 4" (2.08m x 1.63m)

### WC

2' 12" x 4' 2" (0.91m x 1.27m)

### LOFT ROOM

### HOME OFFICE

13' 12" x 13' 1" (4.26m x 4m)

### OUTSIDE THE PROPERTY

### NORTH FACING GARDEN

### GARAGE

### ITEMS INCLUDED IN THE SALE

Extractor, all carpets, some curtains, all blinds, fitted wardrobes in bedrooms one and two, some light fittings, garden shed and CCTV

### FURTHER ITEMS TO BE INCLUDED IN THE SALE

Fitted desks in the office/loft

### ADDITIONAL INFORMATION

Services: main gas, electricity and mains sewers.  
Broadband: Virgin Media.

### MONEY LAUNDERING REGULATIONS

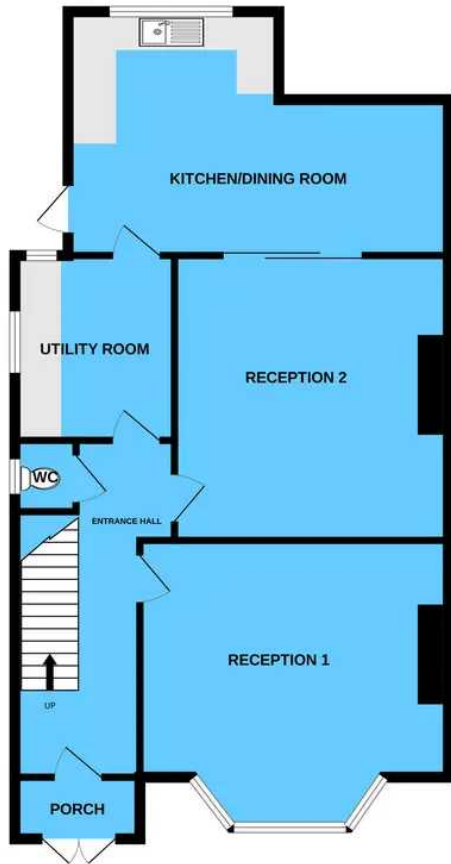
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



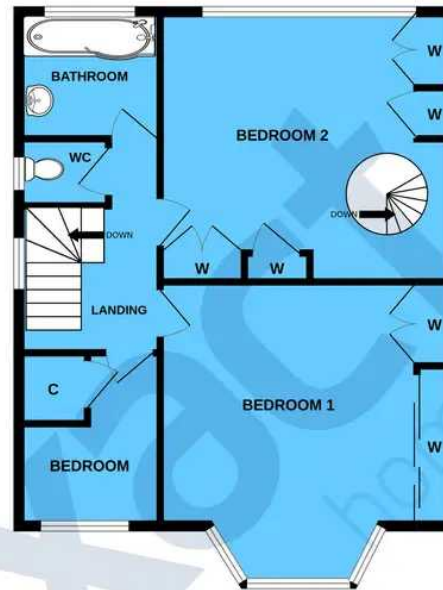




GROUND FLOOR



1ST FLOOR



LOFT ROOM



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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# Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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