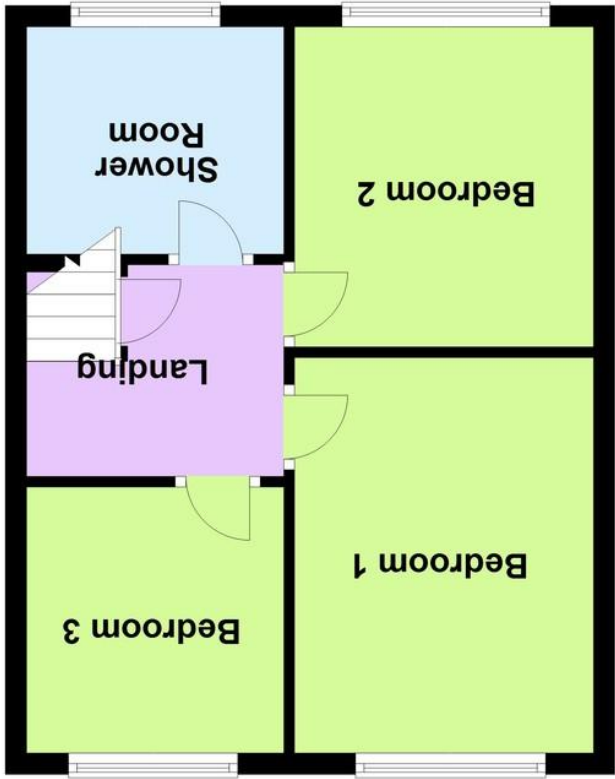
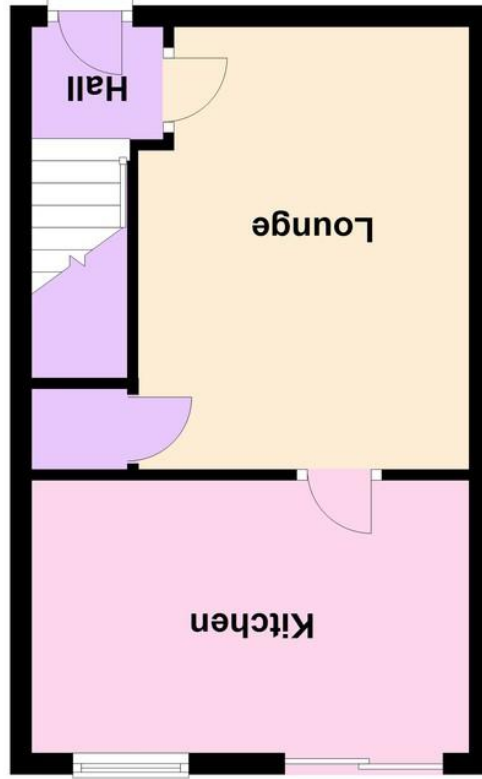


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 64.5 sq. metres (694.0 sq. feet)



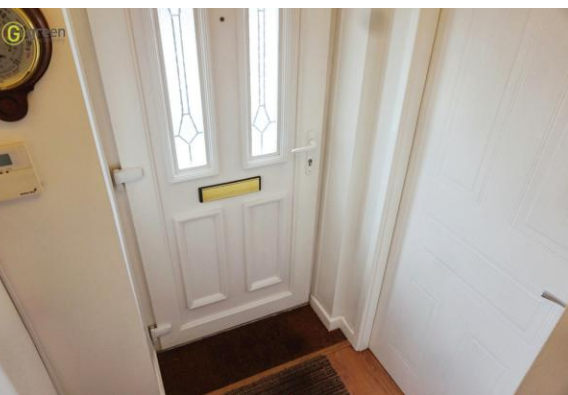
**First Floor**  
 Approx. 36.4 sq. metres (391.6 sq. feet)



**Ground Floor**  
 Approx. 28.1 sq. metres (302.3 sq. feet)

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyor.

Walmley | 0121 313 1991



- A MODERN STYLE THREE BEDROOM MID TERRACE
- POPULAR RESIDENTIAL LOCATION
- ATTRACTIVE LOUNGE
- MODERN FITTED KITCHEN
- THREE GOOD SIZED BEDROOMS

31 Waldley Grove, Pype Hayes, Birmingham, B24 0GE

£250,000





## Property Description

Step inside this immaculate mid terrace property, located in a quiet neighbourhood that's conveniently close to public transport links, nearby schools, local amenities, and beautiful parks.

As you enter, you'll find a welcoming reception hallway, an attractive lounge perfect for relaxing or entertaining guests. The property boasts a spacious kitchen/diner, ideal for preparing delicious meals for yourself and loved ones.

This lovely home offers three cosy bedrooms, providing ample space for a growing family or for those in need of a home office or guest rooms. The property also features a modern refitted shower room, ensuring comfort and convenience for all residents.

With its ideal location and charming features, this property is a fantastic opportunity for those looking for a peaceful yet well-connected place to call home. Don't miss out on the chance to make this delightful property yours!

Outside to the front the property occupies a pleasant position on this cul de sac set back behind a shared block paved driveway, leading to the property's own driveway, providing off road parking for two vehicles, low maintenance fore garden, pathway with shared gated access to rear.

**CANOPY PORCH** With outside light.

**RECEPTION HALLWAY** Being approached by an opaque double glazed reception door with laminate flooring. stairs off to first floor accommodation, radiator and door off to lounge.

**ATTRACTIVE LOUNGE** 10' 3" max 9' 1" min x 13' 8" (3.12m x 4.17m) Having double glazed window to front, laminate flooring, radiator, useful built in under stairs storage cupboard and door leading through to kitchen.

**KITCHEN** 13' 05" x 8' 03" (4.09m x 2.51m) Having being refitted with a modern matching range of wall and base units with work top surfaces over, incorporating inset one and a half bowl sink unit, mixer tap and complementary tiled splash back surrounds, fitted gas hob, built in electric cooker beneath, integrated fridge, space and plumbing for washing machine, tiled floor, further matching range of wall and base units, with work top surfaces over, with further space for appliances, radiator, double glazed window to rear, cupboard housing gas central heating boiler, and double glazed sliding patio door giving access out to rear garden.

**FIRST FLOOR LANDING** A approached via a turning stair case with balustrade, with airing cupboard housing hot water cylinder, access to loft and doors off to bedrooms and bathroom.

**BEDROOM ONE** 12' 05" x 10' 10" (3.78m x 3.3m) Having a range of fitted bedroom furniture comprising wardrobes, chest of drawers and storage cupboard, radiator, double glazed window to rear.



**BEDROOM TWO** 10' 09" max 9' 03" min x 9' 10" (3.28m x 3m) Having radiator and double glazed window to front.

**BEDROOM THREE** 8' 03" x 6' 02" (2.51m x 1.88m) With double glazed window to rear and radiator.

**REAPPOINTED FAMILY SHOWER ROOM** Having a white suite, comprising vanity wash hand basin with chrome mixer tap, cupboards beneath, low flush WC, part complementary tiling to walls, fully tiled double walk in shower, with electric shower over, radiator, tiled floor, extractor and opaque double glazed window to front elevation.

**OUTSIDE** To the rear there is a pleasant well maintained garden with full width paved patio, with neat circular lawn, with low maintenance borders, timber framed garden shed, fencing to perimeter and gate with shared access to front.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice and data available for EE, Three, O2 & Vodafone.  
 Broadband coverage -  
 Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.80 Mbps.  
 Broadband Type = Superfast Highest available download speed 64 Mbps. Highest available upload speed 20 Mbps.  
 Networks in your area - Openreach

**FIXTURES AND FITTINGS** as per sales particulars.

### TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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