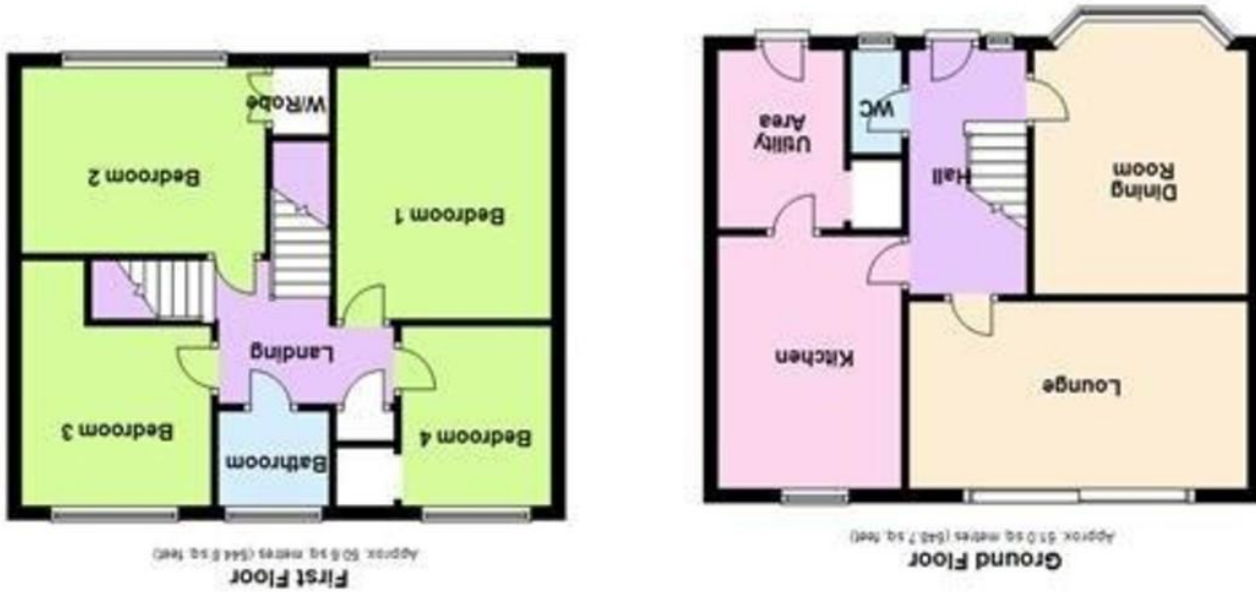
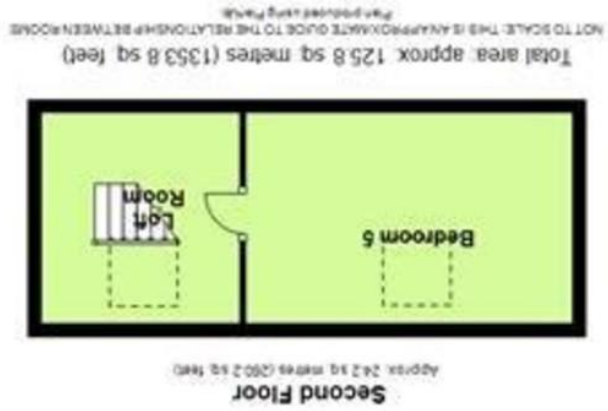


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.

Castle Bromwich | 0121 241 1100



- FIVE BEDROOM TERRACED
- WELL PRESENTED
- LOFT CONVERSION
- PLANNING PERMISSION GRANTED
- TWO RECEPTION ROOMS
- LANDSCAPED GARDEN

Withy Grove, Kingshurst, Birmingham, B37 6DN

Offers In Region Of  
 £260,000



## Property Description

Don't miss out on this immaculate terraced property, that is brimming with numerous appealing features. This exceptional property boasts a total of five bedrooms, two reception rooms, and one kitchen, alongside a single bathroom.

The property's five bedrooms are generously proportioned and filled with natural light. The first three bedrooms are spacious doubles, with the second bedroom featuring built-in wardrobes and the third bedroom containing Single Wardrobe Space. The fourth bedroom is a charming single room with built-in wardrobes, while the fifth bedroom is a double, showcasing a spacious loft conversion with Velux windows that invite an abundance of light.

The property's kitchen provides practicality with a utility room, while the bathroom is designed for comfort with Stone Effect Tiles with Mosaic Borders and a heated towel rail. The two reception rooms offer a wealth of living space, with the first offering a tranquil garden view and access to a garden, and the second room boasting a charming bay window.

Unique features of this property include parking and a Landscaped garden, which adds to the charm of the property. The location is ideal for families and couples, with its strong local community, green spaces, public transport links, nearby schools, and walking routes. The property also benefits from Planning permission agreed for single storey extension granted back in 2020.

This property is a gem, offering a blend of comfort, convenience, and style, making it an ideal home for families and couples alike. It is a remarkable opportunity to acquire a superbly presented home, ready to move into. Call Green and Company now to arrange your viewing.

DRIVEWAY Suitable for multiple vehicles and entering into hall with stairs radiator, doors to kitchen, lounge, dining room and WC.

LOUNGE 16' 5" x 9' 3" (5m x 2.82m) Situated at the rear of the property with patio door overlooking the garden and offering natural light, radiator and fire place with oak mantle piece.

DINING ROOM 12' 3" x 10' 4" (3.73m x 3.15m) With bay window to front and radiator.

KITCHEN 12' 4" x 8' 11" (3.76m x 2.72m) Offering laminate flooring, country style kitchen units, fourway spotlights to ceiling, window to rear, marble effect worktop, double oven integrated, dishwasher space and door to utility.

UTILITY 8' 8" x 6' 2" (2.64m x 1.88m) With plumbing for washing machine, boiler, pantry area, door to front drive, and storage space.

DOWNSTAIRS WC With feature wall paper, window to front, WC and corner sink.

FIRST FLOOR With doors to bedrooms One, Two, Three, Four, bathroom and airing cupboard, and stairs to bedroom five.

BEDROOM ONE 12' 2" x 10' 5" (3.71m x 3.18m) Is a spacious room with window to front, radiator and wardrobe space.



BEDROOM TWO 11' 11" x 9' (3.63m x 2.74m) With window to front, built in wardrobe and radiator.

BEDROOM THREE 9' 1" x 8' 6" (2.77m x 2.59m) With window to rear, radiator and useful single wardrobe space.

BEDROOM FOUR 9' 5" x 7' 4" (2.87m x 2.24m) With window to rear, built in single wardrobe and radiator.

BATHROOM Is well presented with stone effect wall tiles and mosaic stone borders, vinyl wood effect flooring, heated towel rail, offset bath with electric shower and shower screen, semi pedestal wash basin, WC, spotlights and window to rear.

BEDROOM FIVE 16' x 9' 11" (4.88m x 3.02m) With velux window and blind, space for double bed, radiator and feature lighting.

REAR GARDEN Is another well presented area which has been professionally landscaped with natural stone paving and pathway, lawn area, raised borders and sleepers and rear gated access.

Council Tax Band B Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice available likely for EE, Three, O2, Vodafone and data available likely for EE, Three, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 2 Mbps. Highest available upload speed 0.3Mbps.

Broadband Type = Superfast Highest available download speed 68Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.

Networks in your area - Openreach, Virgin Media

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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