



**Connells**

Grove Vale Avenue  
Birmingham



### Property Description

This impressive three bedroom semi detached on Grove Vale Avenue offers spacious living in a highly sought after location. With further potential to extend this property really does have it all. Driveway to front and access to the side garage, through the front door will lead you into an entrance hall with doors off to a spacious through lounge and a fitted kitchen giving access utility and garden. Upstairs leads us to three bedrooms and the family bathroom with separate WC

10' 3" x 9' 4" ( 3.12m x 2.84m )

### Shower Room

7' 4" x 5' 8" ( 2.24m x 1.73m )

### Toilet

### Entrance

### Through Lounge

13' 3" x 10' 2" ( 4.04m x 3.10m )

### Through Lounge

18' 4" x 10' 2" ( 5.59m x 3.10m )

### Kitchen

15' 4" x 10' 4" ( 4.67m x 3.15m )

### Utility

18' 2" x 7' 1" ( 5.54m x 2.16m )

### Garage

15' x 7' 6" ( 4.57m x 2.29m )

### First Floor Accommodation

### Bedroom One

13' 1" x 12' 4" ( 3.99m x 3.76m )

### Bedroom Two

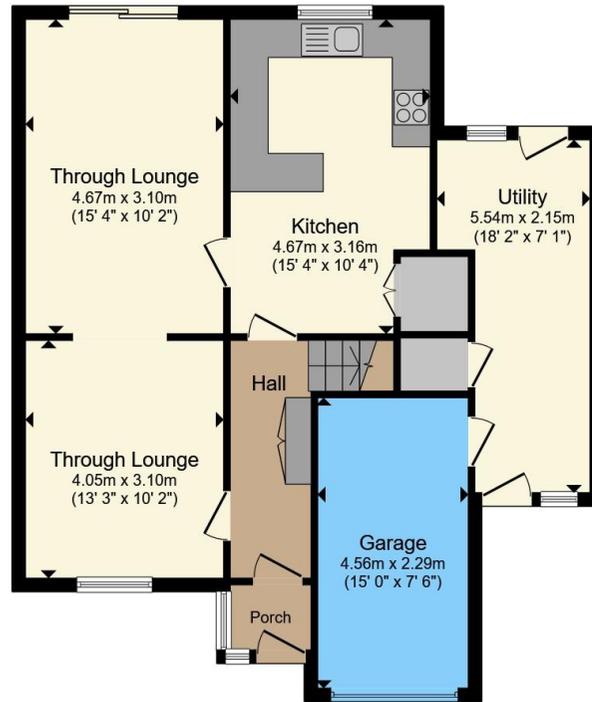
13' 3" x 10' 3" ( 4.04m x 3.12m )

### Bedroom Three

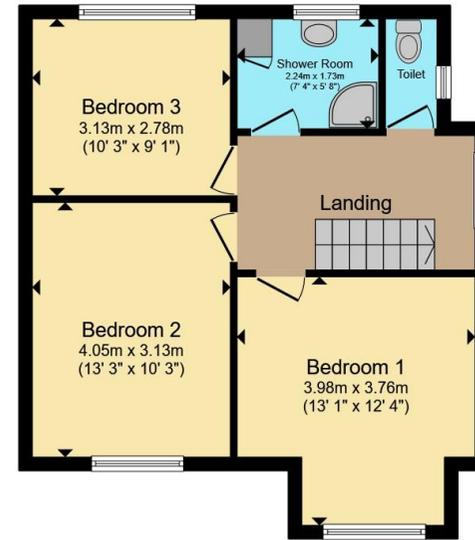








**Ground Floor**



**First Floor**

Total floor area 125.9 m<sup>2</sup> (1,355 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: Council Tax  
 Awaited Band: D

Tenure: Freehold

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