



15 Plane Grove, Birmingham, West Midlands, B37 7QJ

2 Bed House - End Terrace

Offers Over £120,000

🔑 Receptions 1

🛏 Bedrooms 2

💧 Bathrooms 1



- TWO BEDROOMS
- END TERRACE PROPERTY
- CUL DE SAC LOCATION
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- WARM AIR HEATING SYSTEM
- FRONT AND REAR GARDENS
- IDEAL RENTAL POTENTIAL
- EASY ACCESS TO MAJOR TRANSPORT
- VIDEO WALK THROUGH AVAILABLE
- NO UPWARD CHAIN



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TWO BEDROOM end of terrace property is set in a CUL-DE-SAC location. The accommodation on offer comprises of: Front and Rear Gardens, Kitchen Diner, Lounge, TWO DOUBLE BEDROOMS, Bathroom, Separate WC, Warm Air Heating System. This is an ideal property for FIRST TIME BUYERS, DOWN SIZERS AND INVESTORS.

Overview & Approach



Plane Grove is a cul-de-sac located off Berwicks Lane and is situated in the North Solihull district of Birmingham (B37).

The area of Chelmsley Wood is popular for families and investors, who appreciate the close proximity to major transport links, schools, business parks, Birmingham Airport and places such as Resorts World and the NEC complex, which are within a 1 mile radius. The property itself is within walking distance to bus stops, local shops, a short journey from Marston Green village and train station which connects to London Euston and Birmingham New Street.

Plane Grove is a two bedroom end terrace house approached via gated fence with garden to the front and pathway leading up to the front door.



Hallway



Stairs rising to first floor, under the stairs storage cupboard and another small cupboard that houses the utility meters, warm air heating unit, doors leading to the lounge and kitchen diner.

Lounge



Overlooking the rear of the property, ceiling light points, french doors leading out to the garden. The property is on a warm air heating system.

Kitchen Diner



Overlooking the front with uPVC door leading out to the garden. Vinyl flooring, matching wall and base units with work surfaces. Stainless steel sink and drainer unit, plumbing for a washing machine, space for a cooker and other appliances.

First Floor Stairs & Landing



A full turn staircase leads to the first floor landing area with a window overlooking the front of the property, ceiling light point, loft access and airing cupboard on the top of the stairs.

Bedroom One



Double bedroom overlooking the rear with ceiling light point.

Bedroom Two



Double bedroom overlooking the rear with ceiling light point.

Bathroom



Overlooking the front of the property with vinyl flooring, ceiling light point, pedestal wash hand basin and panelled bath with electric shower over.

Separate WC

Overlooking the front of the property with vinyl flooring, ceiling light point and low level WC.

Garden



Block paved patio area mainly laid to lawn with pathway leading to gated access to the rear and brick built building area.

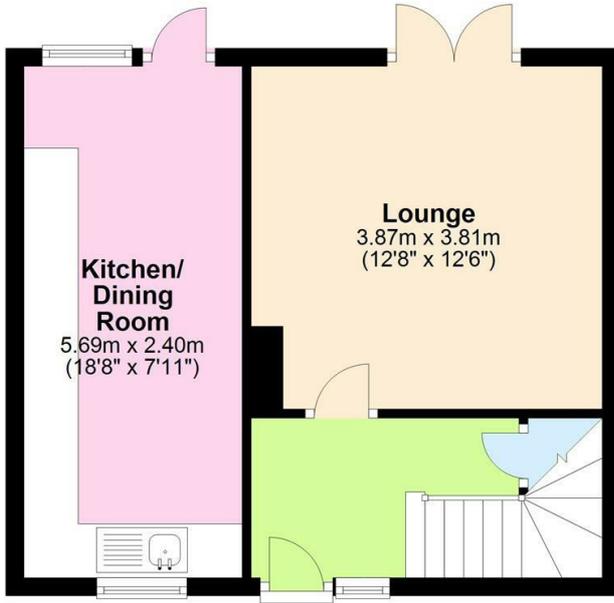
Additional Information

The property is a non-standard construction and is classes a Bryants Wallframe.

Plane Grove

Ground Floor

Approx. 36.2 sq. metres (390.1 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.3 sq. feet)



Total area: approx. 72.5 sq. metres (780.4 sq. feet)



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	83		
	61		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	