

4 Lambourne Grove, Birmingham, West Midlands, B37 5BE

3 Bed House - Terraced

Offers Over £145,000

💡 Receptions null 🛏 Bedrooms 3 💧 Bathrooms 1



- THREE BEDROOM END TERRACED PROPERTY
- FANTASTIC INVESTMENT OPPORTUNITY
- KITCHEN DINER
- DOWNSTAIRS WC
- OUTBUILDING & REAR GARDEN

- NO UPWARD CHAIN
- CUL DE SAC LOCATION
- IN NEED OF SOME DECORATIVE IMPROVEMENT
- OFF ROAD PARKING AVAILABLE TO THE REAR
- PROPERTY VIDEO TOUR AVAILABLE



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LAMBOURNE GROVE IS A FANTASTIC OPPORTUNITY TO PURCHASE WITH NO UPWARD CHAIN, BOASTING THREE BEDROOMS IN A CUL DE SAC LOCATION! Located in a cul de sac location this end terraced property enjoys easy access to local amenities including EXCELLENT TRANSPORT LINKS and GOOD SCHOOLS. The property itself offers a GOODSIZE LOUNGE AND KITCHEN/ DINER, both spanning the depth of the property, DOWNSTAIRS WC, OUTBUILDING and REAR GARDEN with gated access allowing space to add a drive.

Overview & Approach



Lambourne Grove is an end terraced property, located off Charlbury Avenue in Chelmsley Wood and situated in North Solihull within the West Midlands. Whilst the property is in need of some decorative improvement, the property offers great potential to a range of buyers.

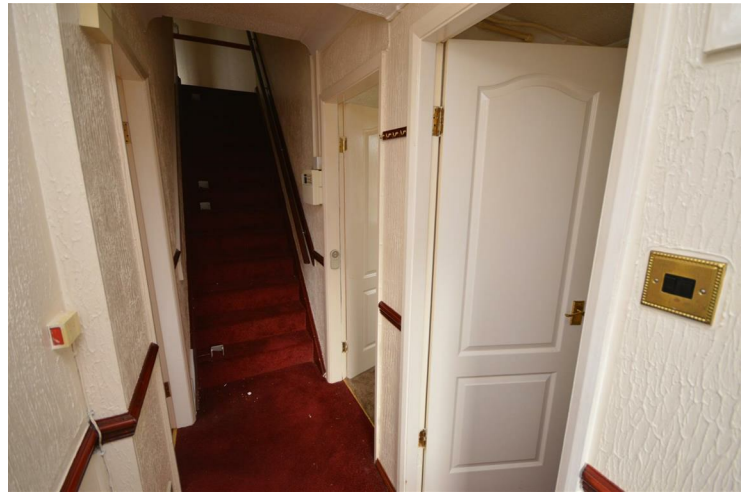
Set in a cul de sac location, the property benefits from three bedrooms with a shower room, a large kitchen/diner and potential to add an off road parking area to the front. Off Road parking is available in the rear garden with the benefit of double gated access

The area of Chelmsley Wood and Marston Green is located close to Birmingham International Train Station and Airport, Major Transport Links and is within walking distance to Birmingham Business Parks, Schools and Shops making this an ideal purchase for Investors, Families and First Time Buyers.

The recent announcement of HS2 has increased interest in the area due to the reduced commuting time to London Euston.

The property is approached via a small garden with walkway leading to an enclosed porch.

Entrance Hallway



Includes ceiling light and radiator point, stairs leading to the first floor and doors leading off to:

Guest WC

Includes ceiling light point, low level WC and wash hand basin.

Lounge



Overlooking the front and rear of the property with a ceiling light and radiator point, featured fireplace and doorway to the:



Kitchen Diner

Stairs & Landing



Overlooking the front and rear of the property with a ceiling light and radiator point, the Kitchen Diner has matching wall, base and display units with work surfaces, splash back tiles, space for a cooker and other appliances, plumbing for a washing machine, under stair storage and a doorway leading to the Lounge,

Includes a ceiling light point, airing cupboard which houses the boiler and doors leading off to:

Bedroom One



Overlooks the front of the property with a ceiling light and radiator point and built in storage cupboard.

Bedroom Two



Overlooks the front of the property with a ceiling light and radiator point and built in storage cupboard..

Bedroom Three



Overlooks the rear of the property with a ceiling light and radiator point and built in sliding wardrobes.

Shower Room



Overlooking the rear of the property with a ceiling light point, walk in shower cubicle with electric shower, wash hand basin vanity unit and vinyl flooring

Separate WC

Includes a ceiling light point and low level WC.

Rear Garden



The rear garden has a blocked paved patio area with an outbuilding off the property, gated access which can allow for rear parking.



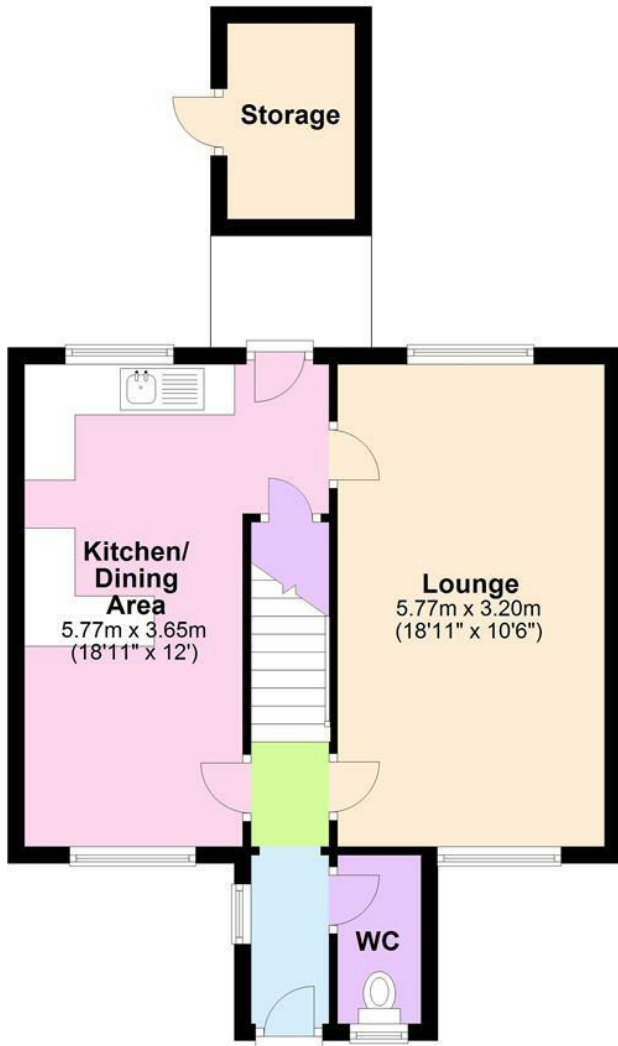
Additional Information

We are advised by the vendor that the property is freehold. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.

Lambourne Grove

Ground Floor

Approx. 48.0 sq. metres (516.4 sq. feet)

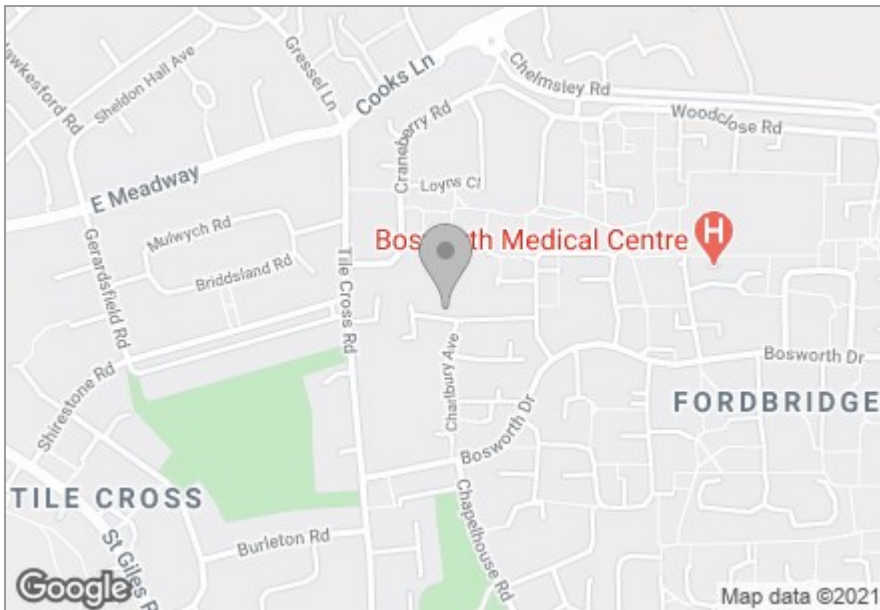


First Floor

Approx. 40.1 sq. metres (431.7 sq. feet)



Total area: approx. 88.1 sq. metres (948.1 sq. feet)



PROPERTY MISEDSCRIPTIONS 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

| Very energy efficient - lower running costs | Current | Potential |
|---|---------|-----------|
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

| Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
|---|---------|-----------|
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

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