

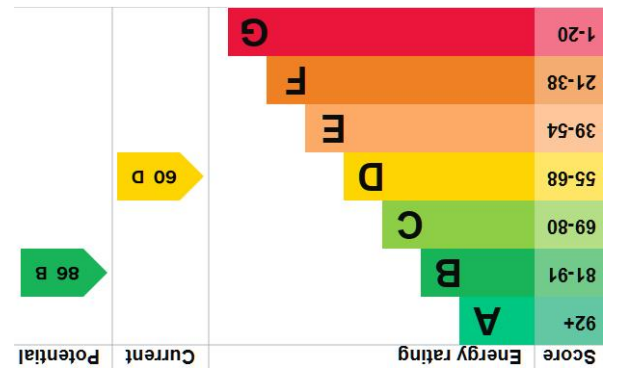
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 114.6 sq. metres (1233.5 sq. feet)
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Plan produced using Planswift



LEGAL READY
 "How does this help me?"
 The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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.
 You feel free to relay this to your Solicitor or License Conveyancer.



Castle Bromwich | 0121 241 1100



- SPACIOUS TWO BEDROOM
- VERY WELL PRESENTED
- SEPARATE GARAGE/WORKSHOP
- GENEROUS DRIVE
- WOOD FLOORING
- DOWNSTAIRS WC



Rowley Grove, Tile Cross, Birmingham, B33 0AS

Offers Over £220,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Presenting this immaculate semi-detached property, available for sale. This residence is a testament to harmonious living, offering a blend of comfort, style, and convenience. Perfectly suited for families and couples alike, the property is located within a strong local community, with excellent public transport links and nearby local amenities.

The heart of the home is the spacious reception room, complete with a charming fireplace and elegant wood flooring. The Dining room provides an open-plan layout, seamlessly connecting to the recently refurbished kitchen. This modern space comes with high-quality appliances, built-in pantry all units with Touch open doors.

The property boasts two well-sized bedrooms. The master bedroom is particularly impressive with its generous space and wardrobes, providing ample storage. The second bedroom is a comfortable double, ideal for family members or guests.

The bathroom is a sanctuary of its own, featuring a luxurious free-standing bath and a separate shower cubicle, offering the best of both worlds for our daily routines.

Unique features of this property don't end there. The outdoors offer a beautiful garden, perfect for soaking up the sun or enjoying a BBQ on those warm summer days. A garage/workshop offers additional storage or work space. Not forgetting, the property has been recently renovated, combining modern aesthetics with timeless character.

With its impressive features and perfect location, this property provides an ideal living space for those seeking a harmonious lifestyle. A viewing is highly recommended to truly appreciate what this property has to offer

Driveway which is of a generous nature offering multiple vehicle parking and bordered with dwarf wall and entrance door into:-

HALL With wood flooring, radiator, window to front, stairs, oak door to lounge, oak door to WC.

LOUNGE 16' 9" x 12' 4" max 9' 2" min (5.11m x 3.76m max 2.79m min) Is another classy room with bay window to front, blind, radiator, wood flooring, oak door to dining and electric feature fireplace.

DINING ROOM 16' 2" x 9' 3" (4.93m x 2.82m) Benefitting wood floor flowing from the lounge leading to French doors to garden and opening to kitchen, door to utility area and radiator.

KITCHEN 9' 11" to units x 9' 2" (3.02m x 2.79m) With geometric style flooring, metro white wall tiles, refitted Howden kitchen with modern units, corner pantry cupboard, touch open doors, induction five ring hob, feature extractor, window to rear, plinth heater, integrated oven and microwave, mixer hose spray jet tap and Lamona sink.

UTILITY AREA 23' 3" x 4' 9" (7.09m x 1.45m) Benefits from door to rear and front, plumbing for washing machine.

DOWNSTAIRS WC Is another impressive room with oak door, geometric style flooring, metro white wall tiles, WC, vanity sink and window to side.



FIRST FLOOR With window to spacious landing, doors to bedrooms, bathroom and two airing cupboards.

BEDROOM ONE 15' 5" x 12' 4" (4.7m x 3.76m) With window to front, blind, radiator, wardrobe and oak door.

BEDROOM TWO 11' 10" x 9' 2" (3.61m x 2.79m) Having window to rear, blind, radiator, oak door and three way spotlight.

BATHROOM 113' 6" x 2' (34.59m x 0.61m) This is one spacious room with geometric floor tiles, floating vanity unit and basin, WC, impressive slipper bath, separate shower cubicle, electric shower, metro tiles, window to side, radiator and oak door.

TWO AIRING CUPBOARDS Both with oak door and lighting, one houses the boiler and both have additional space.

GARDEN Benefits from patio area, raised lawn with well tended borders, shrubs, fenced boundaries, electric point, outside tap and garage.

GARAGE/WORKSHOP 14' 5" x 7' 5" (4.39m x 2.26m) With up and over door, window to side. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C Birmingham City 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 8M bps. Highest available upload speed 0.8M bps.

Broadband Type = Superfast Highest available download speed 40M bps. Highest available upload speed 9M bps.

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

Networks in your area - Virgin Media, 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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