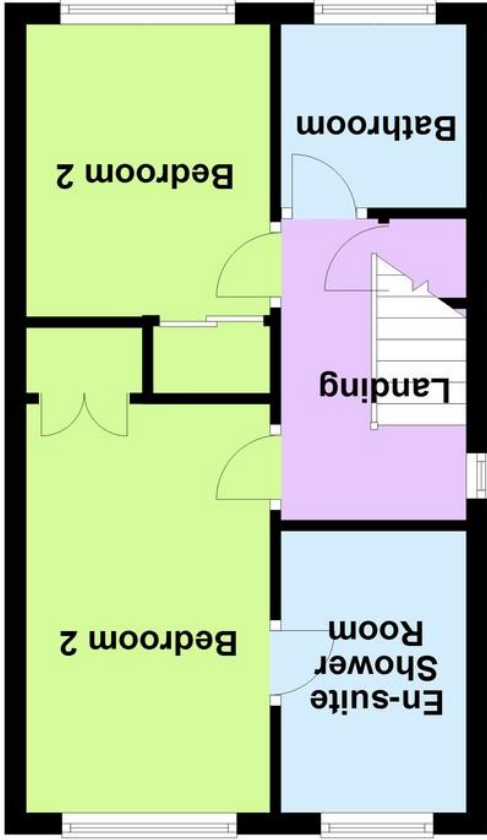
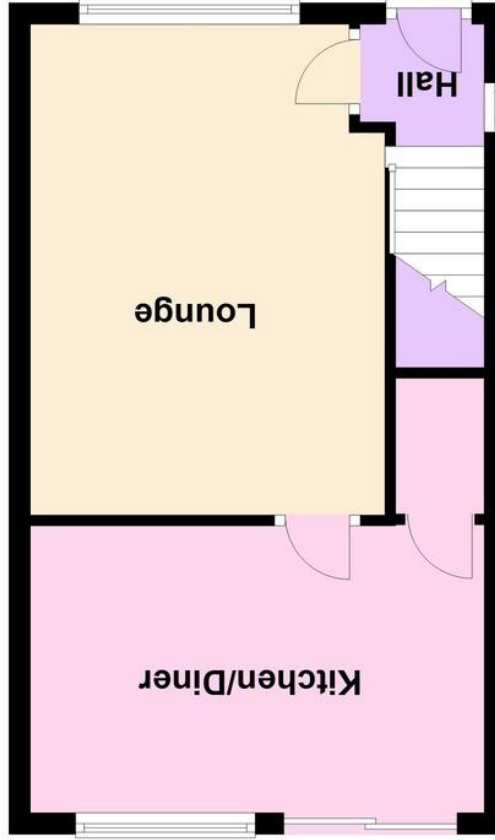


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

Total area: approx. 61.3 sq. metres (660.2 sq. feet)



**First Floor**  
 Approx. 30.2 sq. metres (325.0 sq. feet)

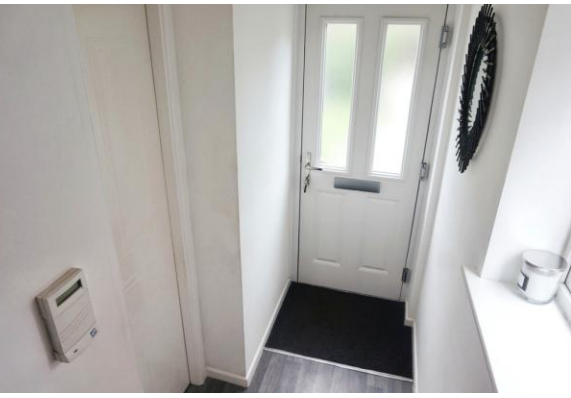


**Ground Floor**  
 Approx. 31.1 sq. metres (335.1 sq. feet)

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.

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Walmley | 0121 313 1991



- A WELL PRESENTED TWO BEDROOM END OF TERRACED
- ATTRACTIVE LOUNGE
- KITCHEN DINER
- TWO BEDROOMS - MASTER EN-SUITE
- PRINCIPLE FAMILY BATHROOM
- DRIVEWAY

41 Kimble Grove, Pype Hayes, Birmingham, B24 0RW

£215,000



## Property Description

**FREEHOLD ON COMPLETION** - We are delighted to present this well presented modern style end of terrace property for sale, offering a perfect blend of comfort and style. This charming home features two bedrooms and two bathrooms, ideal for a small family or professionals seeking a peaceful retreat.

Upon entering, you are greeted by a reception hallway and spacious lounge, providing the perfect space for relaxation or entertaining guests. The property boasts a well-maintained kitchen diner perfect for preparing delicious meals and entertaining.

To the first floor is the principle family bathroom and two good sized bedrooms offer a tranquil ambience, ensuring a good night's rest and the master bedroom has an ensuite shower room, idea for couples or house shares alike.

Situated in a popular cul-de-sac location, this property benefits from excellent public transport links, making commuting a breeze. Nearby schools provide convenience for families with children, while local amenities cater to every day needs. Green spaces, nearby parks, walking routes, and cycling routes offer plenty of opportunities for outdoor activities and relaxation.

Don't miss the opportunity to own this beautiful end of terrace property, where modern living meets comfort. Contact us today to arrange a viewing and make this delightful property your new home.

Outside to the front the property occupies a pleasant position on the cul de sac set back from the canal and behind a private driveway, providing off road parking for two vehicles, neat lawned garden, block paved pathway and gated access to rear.

**RECEPTION HALLWAY** Being approached by an opaque double glazed composite reception door with opaque double glazed window to side, radiator, stairs off to first floor accommodation and door through to the lounge.

**LOUNGE** 15' 00" x 10' 10" max 9' 09" min (4.57m x 3.3m) Having fireplace with surround and hearth, fitted with electric fire, radiator double glazed window to front and door leading through to kitchen/diner.

**KITCHEN/DINER** 14' 01" x 8' 09" (4.29m x 2.67m) Having a matching range of wall and base units with work top surfaces over, incorporating inset one and a half bowl sink unit with mixer tap and complementary brick effect tiled splash back surrounds, fitted gas hob with splash back and extractor hood above, built in electric cooker beneath, space and plumbing for washing machine, space for fridge /freezer, space for dining table and chairs, radiator, wall mounted gas central heating boiler, useful under stairs storage cupboard, double glazed window to rear and double glazed French doors giving access to rear garden.

**LANDING** Approached by a turning stair case passing opaque double glazed window to side, having built in storage cupboard, and doors off to bedrooms and bathroom.



**BEDROOM ONE** 14' 01" to wardrobe x 9' 08" max 7' 09" min (4.29m x 2.95m) Having built in double wardrobe, radiator, double glazed window to rear and door through to ensuite shower room.

**ENSUITE SHOWER ROOM** Having a white suite comprising pedestal wash hand basin, low flush WC with tiled splash back surrounds, fully tiled enclosed double shower cubicle with electric shower over, wall mounted extractor, chrome ladder heated towel rail, opaque double glazed window to rear elevation.

**BEDROOM TWO** 8' 11" x 7' 08" (2.72m x 2.34m) Having built in double wardrobe with mirrored sliding door, leaded double glazed window to front, radiator.

**FAMILY BATHROOM** Having a suite comprising panelled bath, pedestal wash hand basin, low flush WC, part tiling to walls, radiator, extractor and leaded double glazed window to front.

**OUTSIDE** To the rear there is a pleasant, private enclosed garden, with full width block paved patio, with pathway and gated access to front, timber framed garden shed, neat lawned garden with further paved patio to the top of the garden, with fencing to perimeter, outside cold water tap and security light.

Council Tax Band C Birmingham City Council  
 Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice and data available for EE, Three, 2 & Vodafone.  
 Broadband coverage -  
 Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.  
 Broadband Type = Superfast Highest available download speed 67 Mbps. Highest available upload speed 20 Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.  
 Networks in your area - Openreach & Virgin Media

**FIXTURES AND FITTINGS** as per sales particulars.

### TENURE

The Agent understands that the property is leasehold with approximately 99 years remaining. Service Charge is currently running at N/A and is reviewed annually. The Ground Rent is currently running at £75 per annum and is reviewed annually. We have been advised by the vendor that the property will be **FREEHOLD ON COMPLETION**. 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 Solicitors or Surveyor. Please note that all measurements are 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 technical issues.

