

for sale

offers over **£400,000** Freehold



Wendron Grove BIRMINGHAM B14 6LL

Situated in a popular residential area of B14, this well-presented 3 Bedroom home at Wendron offers comfortable living space ideal for first-time buyers, growing families, or investors alike. Conveniently located close to local amenities, schools, transport links.

- Energy Rating: D
- Double Glazing
- Central Heating
- Lounge
- Kitchen/Diner

Property Details

Shared Drive

Porch

Double Glazed Door

Entrance Hall

Double Glazed Windows & Door

Radiators

Stairs

Cloakroom

13' 4" x 10' 6" (4.06m x 3.20m)

Double Glazed Window

Radiator

Fitted Wardrobes

Bedroom Two

13' 11" x 9' 4" To Chimney (4.24m x 2.84m To Chimney)

Double Glazed Bay Window

Radiator

Fitted Wardrobes

Feature Fire Surround

Bedroom Three

5' 10" x 6' 3" (1.78m x 1.91m)

Double Glazed Window

Radiator

Shower Room

Double Glazed Window

Toilet

Wash Basin in Vanity Units

Shower Cubicle

Towel Radiator

Extractor Fan

Tiled

Second Floor Landing

Storage Cupboard

Master Bedroom 10' 7" x 13' 7" (3.23m x 4.14m)

Double Glazed Window

Radiator

Fitted Wardrobe

Bathroom

Double Glazed Window

Radiator

Rolltop Bath with Shower

Basin with Vanity Unit

Toilet

Extractor Fan

Tiled

Wooden Cabin Outside

7' 10" x 12' 10" (2.39m x 3.91m)

Double Glazed Windows

Light and power points

Garden

Paved Patio

Lawn

Fencing to boundaries

Gate to side





To view this property please contact Connells on

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 BIRMINGHAM B14 7BW

Property Ref: KTH310979 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: D

Total floor area 128.8 m² (1,387 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



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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