Rice Chamberlains
ESTATE AGENTS LLP

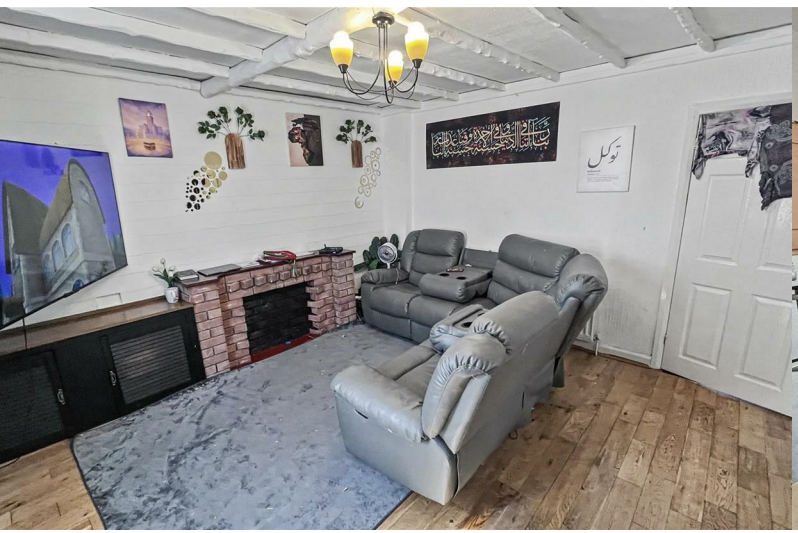


11 Sandway Grove

, Birmingham, B13 0HU

Offers Over £230,000

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***SEMI-DETACHED THREE BEDROOM HOME IN QUIET CUL-DE-SAC LOCATION WITH NO UPWARD CHAIN* Three bedroom, semi-detached home in this popular cul-de-sac location, with close links to shops, parks, and is close to Billesley Primary School, and good transport links to Billesley, Moseley, Hall Green and the City Centre. The property itself is offered with the following accommodation; front driveway, living room, kitchen, ground floor bathroom, separate storage cupboard and access to garden with further shed for useful storage. To the first floor there are three bedrooms. The property is double glazed (where specified) and central heating and offers no upward chain.. Energy Efficiency Rating C. To arrange a viewing please contact our Moseley Office or visit our website.**







Approached
The property is approached via shared driveway with lawn area, side gate to the rear garden and then leading to a UPV door opening into:

Hallway
With stairs giving rise to the first floor accommodation and door opening into:

Living Room
With double glazed window to the front aspect, central heating radiator, laminate wood effect flooring, ceiling light point, door opening into under stairs storage cupboard providing useful storage and further door opening into:

Kitchen
With tiled floor covering, cream wall and base units with marble effect work surfaces over incorporating stainless steel sink and drainer with two taps over, space for washing machine and fridge freezer, built-in 'Indesit' oven and hob with extractor over, double glazed windows to the front and side aspect, double glazed accompanying opaque double glazed patio door giving access to the rear garden, wall mounted 'Worcester' boiler, two ceiling light points, central heating radiator and door opening into:

Inner Lobby Area
With tiling to flooring, door opening into storage cupboard proving useful storage and further door opening into:

Bathroom
A four piece bathroom suite comprising low flush WC, sink on pedestal with two taps over, bath with two taps over, shower cubicle, tiling to splash backs, lino to flooring, central heating radiator, ceiling light point, wall mounted extractor fan and double glazed opaque window to the rear aspect.

First Floor Accommodation
From hallway stairs gives rise to the first floor landing with loft access point, ceiling light point, opaque double glazed window to the side aspect and doors opening into:

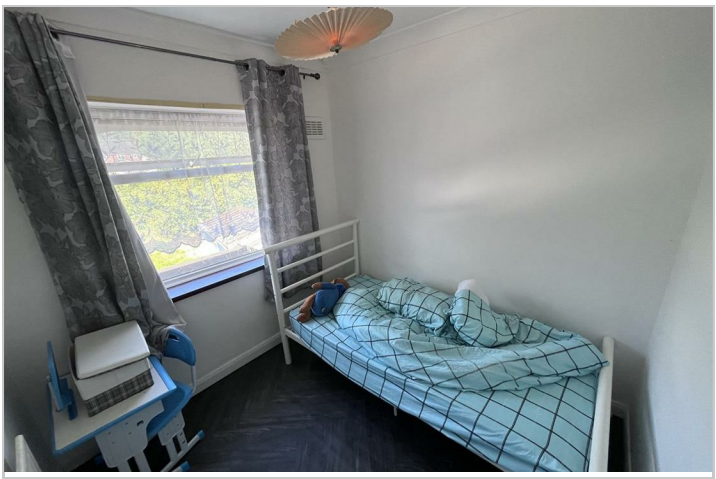
Bedroom One
With two double glazed windows to the front aspect, built-in wardrobes, central heating radiator and ceiling light point.

Bedroom Two
With double glazed window to the rear aspect, central heating radiator, lino to flooring, coving to ceiling, ceiling light point and door opening into airing cupboard housing the water tank.

Bedroom Three
With double glazed window to the rear aspect, central heating radiator, lino to flooring, coving to ceiling and ceiling light point.

Rear Garden
With a paved patio area leading to lawned turfed area with decorative tees and shrubs and fencing to borders.

Council Tax Band
According to the Direct Gov website the Council Tax Band for Sandway Grove, Birmingham, B13 0HU is band B and the annual Council Tax amount is approximately £1,830.25, subject to confirmation from your legal representative. subject to confirmation from your legal representative.





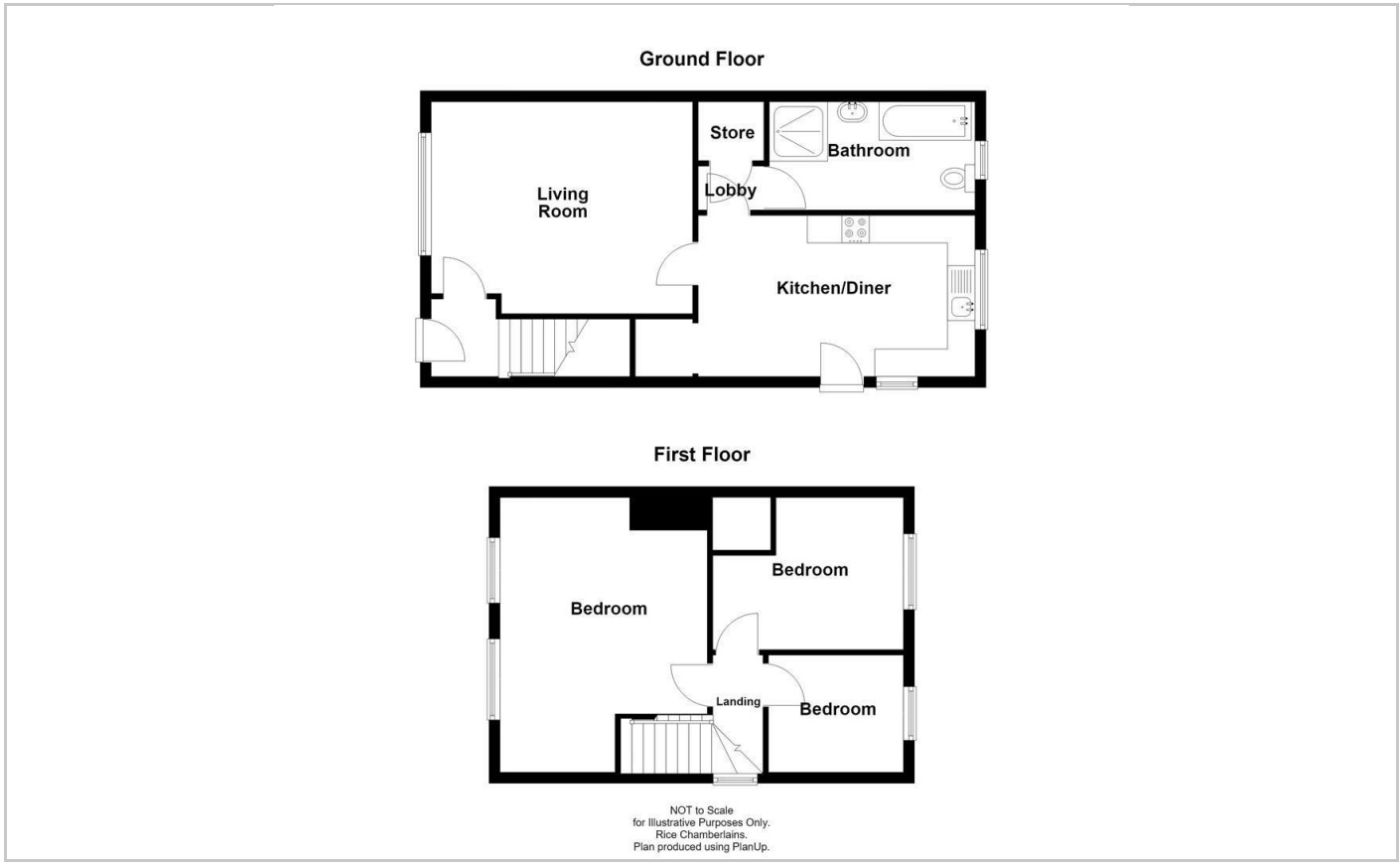








Floor Plan



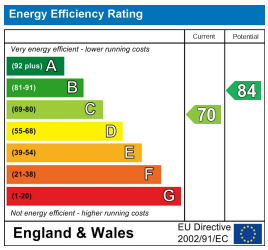
Viewing

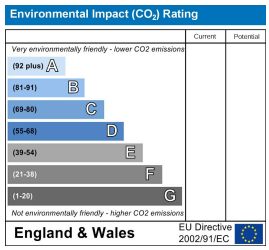
Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Anti-Money Laundering (AML) Checks

In accordance with our legal obligations under Anti-Money Laundering regulations, all purchasers will be required to complete identity verification and relevant compliance checks once an offer has been accepted. A fee of £35 per person is payable to Rice Chamberlains LLP to cover the cost of administering these checks. This fee is non-refundable and payable before the sale can progress.

Energy Efficiency Graph





SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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