

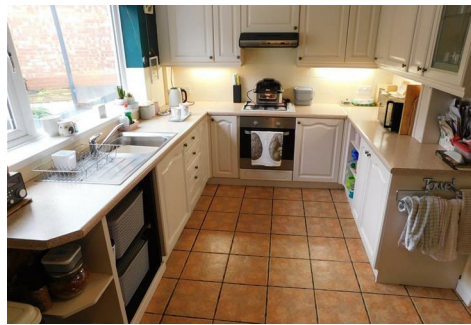


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2 Ditton Grove, Birmingham, West Midlands, B31 4RY

We are delighted to offer For Sale this extended family home which is situated on a corner plot in a cul de sac location within this popular residential area of Longbridge Nr Birmingham. The area is surrounded by many amenities such as main transport links including the Longbridge Train station with 0.5 miles, major shops such as Sainsbury's and Marks & Spencer and local schools are also close by. The accommodation comprises of a porch, hall, through lounge / diner, kitchen and utility to the ground floor, four bedrooms and bathroom to the first floor. The accommodation comprises of a gas central heating system, double glazing, garage, off road parking and gardens. Available with No Upward Chain. Epc Band Tbc. Book your viewing early to avoid missing out.

Offers Around £299,950

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Porch

Double glazed sliding patio door opens in with door to the reception hall.

Reception Hall

3'3" x 3'3" (1.0m x 1.0m)

Having a staircase to the first floor landing and door to the through lounge / diner.

Lounge / Diner

23'7" max into bay 21'3" min x 15'1" max 10'9" min (7.2m max into bay 6.5m min x 4.6m max 3.3m min)



Having a double glazed bay window to the front, two radiators, inset gas fire, understairs storage cupboard and double doors to the breakfast kitchen.

Lounge / Diner



Breakfast Kitchen

14'5" x 8'10" (4.4m x 2.7m)



Fitted with a range of wall and base cabinets with complimentary worksurface over, single drainer sink unit with mixer tap, built in stainless steel oven with has hob, cooker hood, part tiled walls, tiled flooring, radiator, double glazed window to the rear and door to the utility.

Breakfast Kitchen



Utility

6'10" x 4'3" (2.1m x 1.3m)

Having a worksurface with plumbing below for washing machine, wall mounted Worcester boiler, radiator and double glazed door to the side opening to the rear garden.

First Floor Landing

Access to the loft space with doors to the bedrooms and bathroom.

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Bedroom One

15'1" max 12'1" min x 13'5" max into bay 10'9" min (4.6m max 3.7m min x 4.1m max into bay 3.3m min)



Having a double glazed bay window to the front and radiator.

Bedroom Three

10'2" max x 9'10" (3.1m max x 3.0m)



Being "L" shape with double glazed window to the rear and radiator.

Bedroom Two

9'10" x 9'2" (3.0m x 2.8m)



Double glazed window to the rear and radiator.

Bedroom Four

9'10" x 8'2" (3.0m x 2.5m)

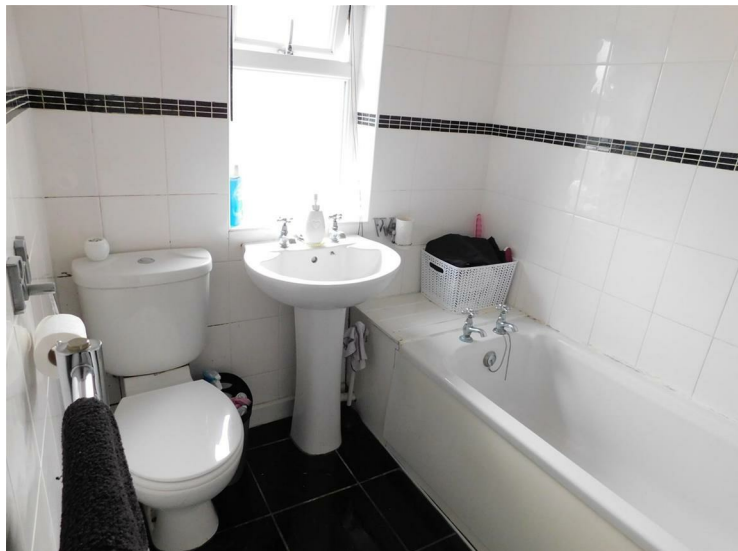


Having a double glazed window to the front and radiator.

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Bathroom

6'10" x 5'6" (2.1m x 1.7m)



Fitted with a white suite comprising of a panel bath with thermostatic bar shower & curtain over, pedestal wash hand basin, W/C, tiled walls, tiled flooring, heated towel rail and double glazed window to the rear.

Outside



Having a block paved driveway to the front providing off road vehicular parking for several cars with a lawn foregarden and side gated access to the rear garden

Garage

19'8" x 9'10" (6.0m x 3.0m)

Having double doors to the front, lighting, electrics and double glazed door to the rear garden.

Rear Garden



Having a paved patio area with step up to the raised garden area with space for a shed and a further garden area to the side of the garage.

Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Services

The agent understands that the property has mains water / e l e c t r i c i t y / g a s / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Council Tax

Birmingham Council - Band B.

Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

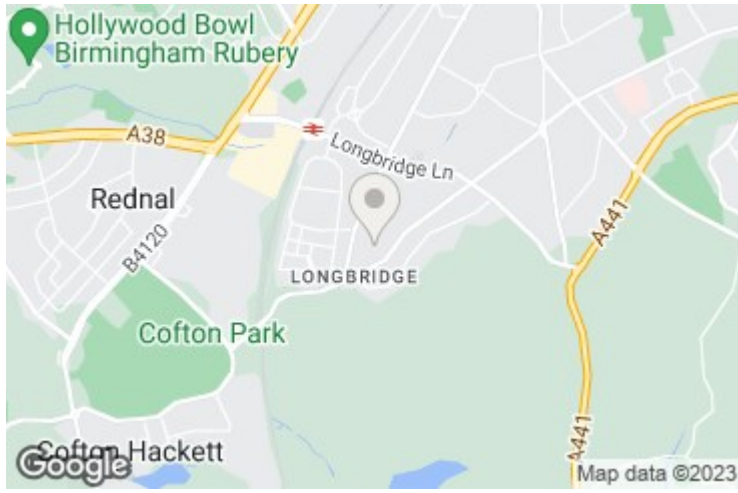
Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RP-26-11-2022-V1

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	