



32 Colbrand Grove

Birmingham, B15 2BS

£1,500 PCM



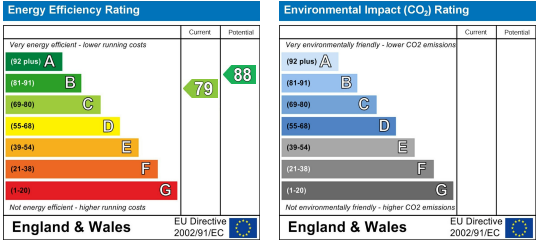
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our LV PROPERTY Office on 01212857575 if you wish to arrange a viewing appointment for this property or require further information.

- 4-bedroom, newer-build property spread over three floors.
- Guest W/C and dining area just off the kitchen, leading to the garden.
- Second floor features two additional double bedrooms, including a master with en-suite.
- Off-road parking for two cars at the front, with additional on-street parking available.
- Modern fitted kitchen with integrated appliances: dishwasher, washing machine, and fridge-freezer.
- First floor includes two double bedrooms, a study, and a family bathroom.
- Double windows in both second-floor bedrooms providing ample natural light and scenic views.
- Walking distance to local primary/secondary schools, bus links, and amenities.



LV PROPERTY is pleased to present this 4-bedroom, newer-build property, offered over three floors. On the ground floor, you'll find a modern fitted kitchen with integrated appliances including a dishwasher, washing machine, and fridge-freezer. This floor also features a guest W/C and a dining area just off the kitchen, leading to the garden.

The first floor comprises two double bedrooms, a study, and a family bathroom. On the second floor, there are two additional double bedrooms, including a master bedroom with an en-suite. Both bedrooms benefit from double windows, offering plenty of natural light and scenic views.

To the front of the property, there is off-road parking for two cars, with additional on-street parking available. The property is conveniently located within walking distance to local primary and secondary schools, bus links, and nearby amenities.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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