



## 16 Crail Grove

Birmingham, B43 7QG

Guide price £310,000



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## Porch Entrance

Feature door to reception

## Reception hall 3.82m (12' 6") x 1.82m (6' 0")

Having storage cupboards, stairs to 1st floor, double doors to lounge. Single glazed windows from porch.

## Lounge 4.80m (15' 9") x 3.77m (12' 4")

Double glazed patio doors to garden, feature Living flame style inset coal effect fire, radiator, door to kitchen.

## Fitted Kitchen / dining room 7.31m (24' 0") x 2.13

Double glazed window. Fully fitted gloss kitchen with integrated oven, hob, extractor, dishwasher, fridge, freezer and washing machine, door to garage.

## Dining area

Double glazed window, radiator.

## Landing

Doors to all rooms, loft access.

## Bedroom 1 3.78m (12' 5") into wardrobes x 3.00m (9

Double glazed windows, radiator, full width range of fitted wardrobes.

## Bedroom 2 3.57m (11' 9") x 2.69m (8' 10")

Double glazed windows, radiator,

## Bedroom 3 2.73m (8' 11") x 2.13m (7' 0")

Double glazed windows, radiator,

## Family bathroom 2.98m (9' 9") x 2.13m (7' 0")

Double glazed windows, radiator. White suite

comprising of panelled bath with centre taps, deluxe shower cubicle, bidet, airing cupboard.

## Separate wc

Double glazed window, radiator, low level wc.

## Front

Block paved driveway with space for several cars and leading to side garage across shared access.

## Rear

Neat lawned garden with patio, shed and useful summer house with power.

## Garage 4.90m (16' 1") x 0.50m (1' 8")

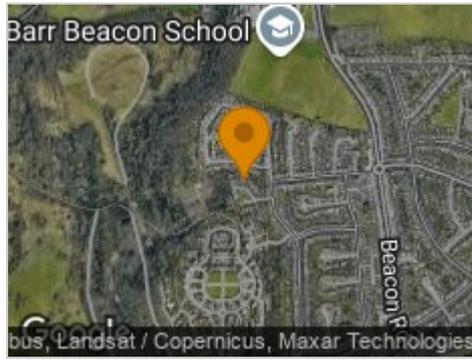
Side garage with door to rear and to kitchen. (Max width is 3.5m minimum is 2.63).



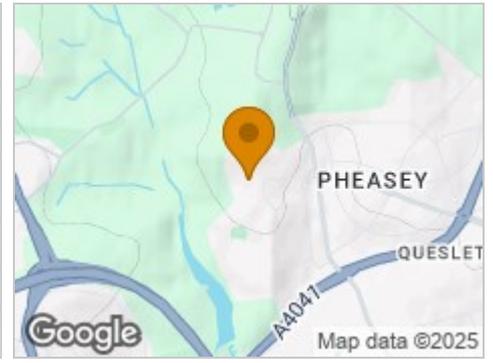
## Road Map



## Hybrid Map



## Terrain Map



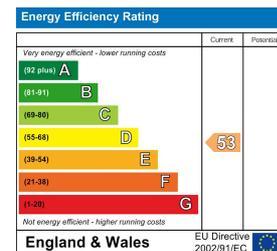
## Floor Plan



## Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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