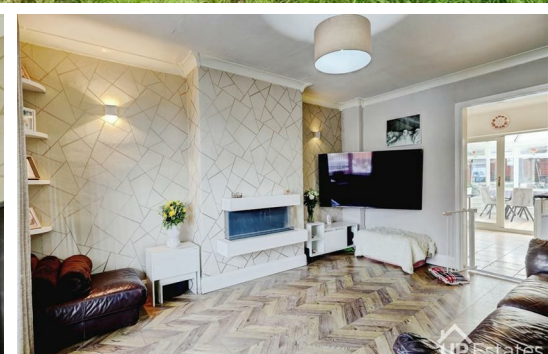




3 Bedroom House - Terraced
located on Saltash Grove,
Birmingham
Offers Over £220,000

UP Estates



THREE BEDROOM MID TERRACED HOME |
CONSERVATORY | GROUND FLOOR SHOWER ROOM |
FULLY BOARDED LOFT | LOW MAINTENANCE GARDEN |
POPULAR RESIDENTIAL LOCATION

Located in a well-established and convenient residential area, this three bedroom mid terraced home offers generous internal space and a practical layout, making it ideal for families or buyers seeking flexible accommodation. The property is situated close to local amenities, parks and schooling, with excellent access to transport links and nearby employment hubs.

The accommodation briefly comprises an entrance hall leading into a spacious living room with a bay window and useful under-stairs storage. This flows through to a well laid out kitchen, with a modern ground floor shower room positioned just off the kitchen. Double doors open into the conservatory, providing additional living space with views over the rear garden.

To the first floor, the main bedroom is expansive and offers excellent proportions, alongside a further double bedroom and a well-proportioned single. The loft has been fully boarded and carpeted, offering valuable additional space with potential for future use (subject to the necessary consents).

Externally, the rear garden has been designed for low maintenance and features a fitted bar with electrics, ideal for entertaining. The front of the property is set back from the road with a neat garden area.

Offers Over £220,000

- THREE BEDROOM MID TERRACED HOME
- SPACIOUS LIVING ROOM WITH BAY WINDOW
- WELL LAID OUT KITCHEN
- MODERN GROUND FLOOR SHOWER ROOM
- CONSERVATORY PROVIDING ADDITIONAL LIVING SPACE
- TWO DOUBLE BEDROOMS AND A GOOD SIZED SINGLE
- FULLY BOARDED AND CARPETED LOFT
- LOW MAINTENANCE REAR GARDEN WITH FITTED BAR
- POPULAR AND CONVENIENT RESIDENTIAL LOCATION





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Saltash Grove, Birmingham





Total Area: 88.0 m² ... 947 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

E: enquiries@upestates.co.uk
T: 024 7771 0790

 **UP** Estates