



£310,000 Offers In Excess Of
Stoneyford Grove, Birmingham, B14 4BU
Semi-Detached House | 4 Bedrooms | 1 Bathroom

0121 249 6207

BLACK & GOLDS
REAL ESTATE SOLUTIONS

www.blackandgolds.co.uk



Step Inside

Key Features

- A Four Bedroom Traditional Semi
- Two Reception Rooms
- Great Potential for Extension (STPP)
- Huge Rear Garden
- Garage
- Workshop
- Set Out Over Three Floors
- Downstairs W.C
- No Upward Chain
- Off Road Parking

Property Description

BLACK AND GOLDS ARE PLEASED TO OFFER FOR SALE this four bedroom family residence in Stoneyford Grove, B14. Offered for sale with NO UPWARD CHAIN. Viewings Highly Recommended.

Main Particulars

BLACK AND GOLDS ARE PLEASED TO OFFER FOR SALE this four bedroom family residence in Stoneyford Grove, B14. Offered for sale with NO UPWARD CHAIN. Viewings Highly Recommended.

Location:

This property is in a highly convenient location, offering residents a wealth of excellent amenities within easy reach. Nearby, you'll find a diverse array of retail facilities, ensuring that shopping and daily necessities are always within close proximity.

For those who rely on public transportation, regular bus services provide convenient access to key destinations, including Birmingham City Centre, Solihull Town Centre, and the surrounding areas, making commuting a breeze.

Families with children will appreciate the property's proximity to a range of high-quality nursery, primary, and secondary schools.

Additionally, the property benefits from easy access to the Maypole and Hollywood By-Pass, providing a swift connection to Junction 3 of the M42 motorway at Portway. The M42 serves as a central hub in the national motorway network, offering quick access, via the junction with the A45, to notable attractions such as the National Exhibition Centre, National Motorcycle Museum, Birmingham International Airport, and Railway Station.

Full Details:

An exceptional investment opportunity awaits with this traditional four-bedroom semi-detached property located in the highly sought-after Stoneyford Grove, B14.

In need of upgrading, this property offers immense potential and comprises two reception rooms, a kitchen, utility area, and downstairs W.C. The first floor accommodates three bedrooms and a shower room, while an additional bedroom/loft room awaits on the second floor, providing flexible living arrangements to suit various needs.

One of the standout features of this property is its larger-than-average and completely private rear garden, offering ample space for outdoor activities, relaxation, and potential future enhancements and certainly is a haven for birds and wildlife! Additionally, a garage and workshop provide convenient storage solutions and further potential for development.

Tenure:

We are advised that the property is Freehold.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status

of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

The Consumer Protection from Unfair Trading Regulations 2008: Black and Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information received from the seller, the Agent has not been given access to the title documents. A buyer is advised to obtain verification from their solicitor. Sales Particulars form no part of any sale contract. Any items shown in photographs are not included unless particularly specified as such in the sales particulars; interested buyers are advised to obtain verification of all legal and factual matters and information from their solicitor, licenced conveyancer or surveyor.

PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



Telephone: 0121 249 6207

BLACK GOLDS

www.blackandgolds.co.uk