



22 Neston Grove, Stechford, Birmingham B33 8TB

£127,500

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## KEY FEATURES

Entrance Porch / Reception Hall  
Living Room / Re-Fitted Kitchen  
Re-Fitted Ground Floor Bathroom  
Three Bedrooms  
Re-Fitted En-Suite Shower Room  
Gas Central Heating / Double Glazing  
Foregarden / Private Rear Garden

22 Neston Grove is a well presented, three bedroomed end town house residence, set within a convenient cul-de-sac location

## Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

## Local Authority

Birmingham City Council

## Vendors Comments

I have lived very happily at 22 Neston Grove for the last 7 years, when I moved in it was with the intention of staying here forever, therefore I made a lot of improvements to make my home the wonderful and happy place it is. I have had lots of family and friends visit over the years and the one comment that I have heard time after time is "What a lovely house and what a lovely happy atmosphere it has"

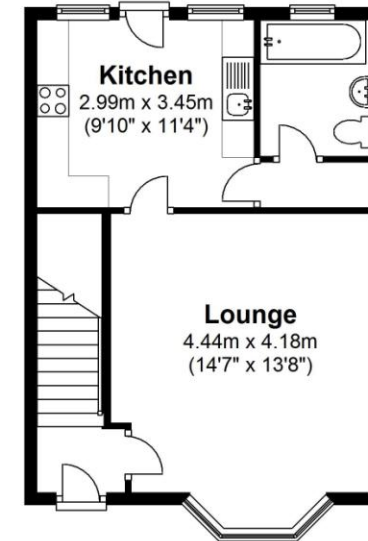
My family have all now moved from the area and I need to live closer to them to help with my newly arrived grandchildren, which is the only reason why I am selling my lovely home.

## Local Schools

Blakesley Hall Primary School  
Bordesley Green East Nursery School  
Stechford Primary School  
Corpus Chrsti Catholic Primary School  
Waverley School

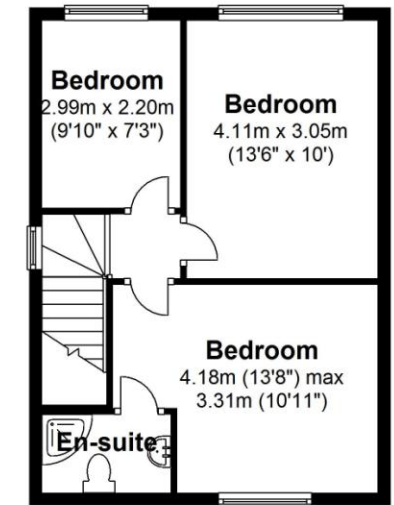
## Ground Floor

Approx. 41.0 sq. metres (441.4 sq. feet)



## First Floor

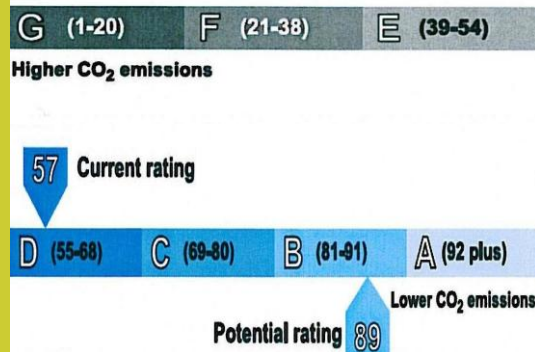
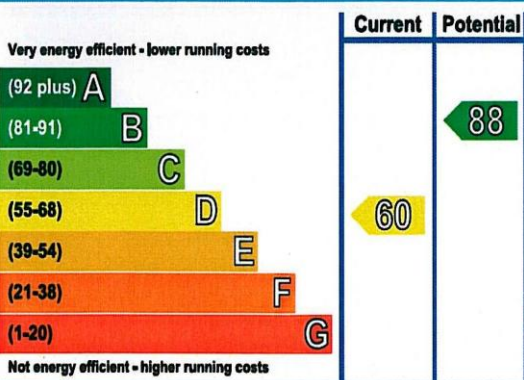
Approx. 40.1 sq. metres (431.6 sq. feet)



## Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

## Energy Efficiency Rating



Total area: approx. 81.1 sq. metres (873.0 sq. feet)

These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

