



5 Sandon Grove, Erdington, Birmingham B24 9DQ

£165,000

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Key Features

Entrance Porch
 Reception Hall
 Spacious Living Room
 Fitted Kitchen
 Three Bedrooms
 Family Bathroom
 Gas Central Heating
 Double Glazing
 Driveway Parking
 Garage En-Bloc
 Well Maintained Rear Garden
 No Chain

5 Sandon Grove is a tastefully presented, well proportioned, modern, three bedroomed, inner town house residence, enjoying a quiet cul-de-sac location in this highly sought after residential location.

Tenure

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

Vendor's Comments

We have enjoyed 12 years in our home and have progressively redecorated to bring it up to a lovely standard that would be easy to move straight into. The most recent improvement is the rear garden which attracts the sun for the majority of the day and now a lovely place to relax.

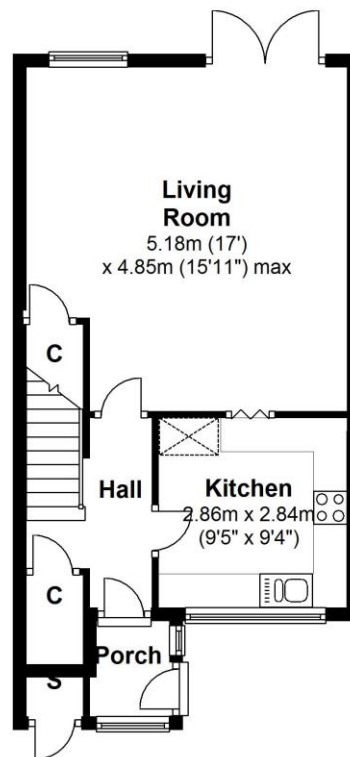
Sandon Grove is a quiet cul-de-sac with wonderful neighbours that in the majority have been here for over 25 years and have no doubt they would make you very welcome.

Our eldest daughter attends the local primary school which we walk to and is highly sort after. It's been a great foundation and a lovely school which she will be very sad to leave.

We truly have been very happy here and wouldn't be moving if our jobs didn't force us. We hope that the next owners will enjoy it as much as we have and make it their home.

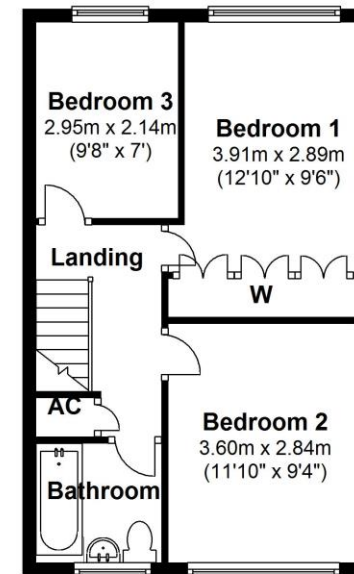
Ground Floor

Approx. 42.8 sq. metres (460.2 sq. feet)



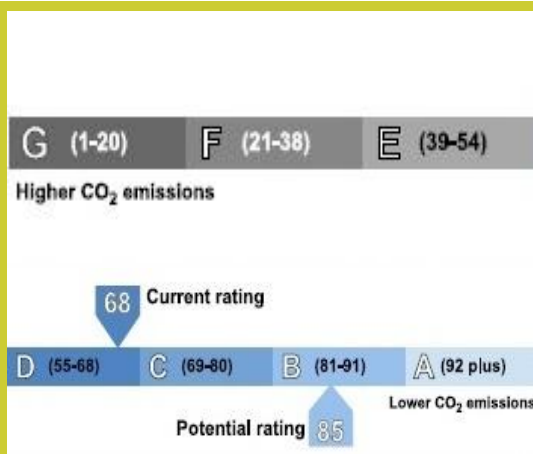
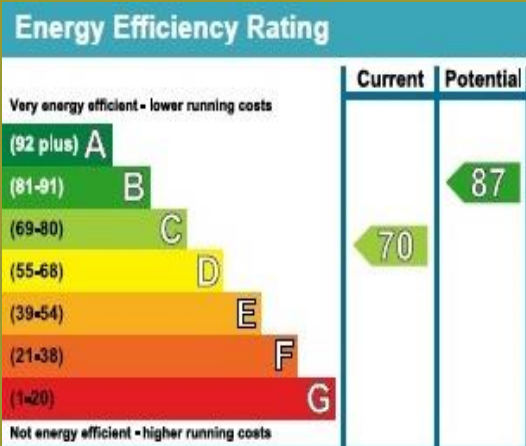
First Floor

Approx. 39.6 sq. metres (425.7 sq. feet)



Viewing Arrangements

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



Total area: approx. 82.3 sq. metres (885.9 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.



