



**Wilnecote Grove  
Birmingham  
West Midlands  
B42**

**Offers in Excess of £258,000**

**bettermove** 

# Wilnecote Grove

## Birmingham

Bettermove are proud to present this 3 bedroom detached house in Birmingham, available with no forward chain.

This property benefits from double glazing, and gas central heating throughout, with off road parking available via the driveway.

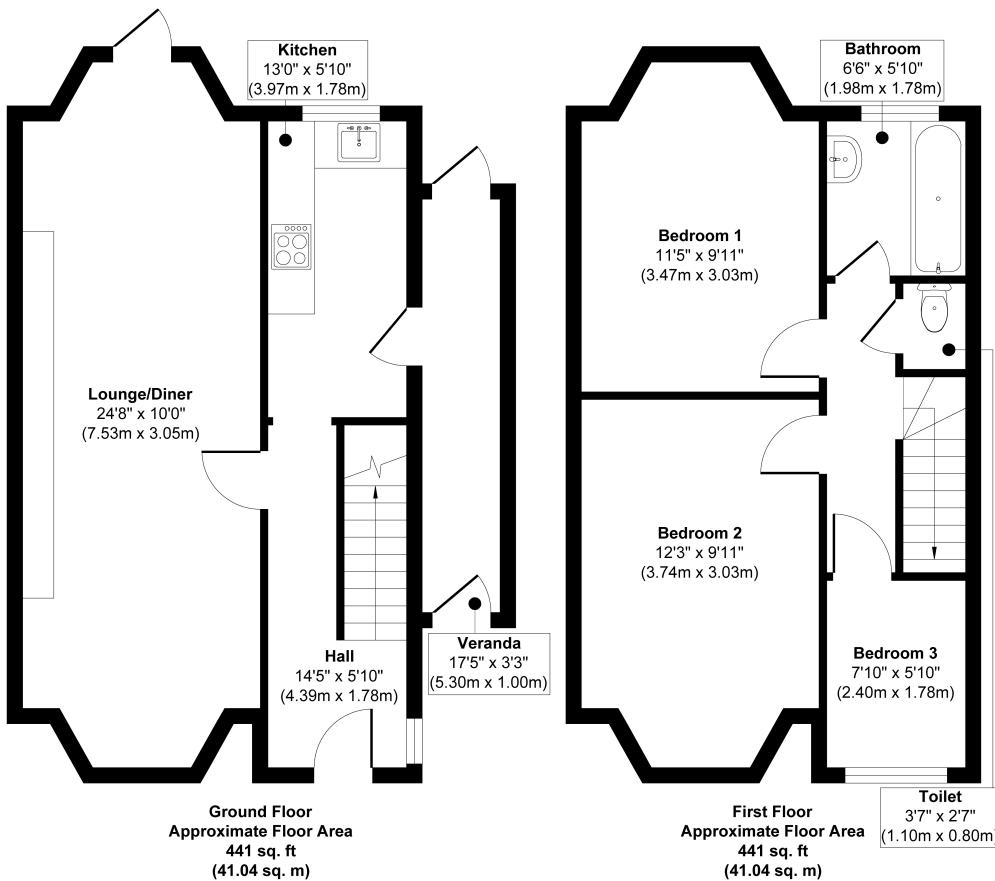
The council tax band is C.

The interior of this well presented property comprises a spacious living/dining area, and a fitted kitchen on the ground floor. The first floor consists of three bedrooms, including two doubles, and one single, alongside the family bathroom, with a separate WC. Outside, the property boasts a front garden, which is made up of the driveway and lawn area, alongside a private rear garden, mainly laid to lawn, perfect for enjoying the summer months.

Located in the suburb of Handsworth Wood, just outside the city of Birmingham, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Hamstead Train Station, a variety of local bus routes, and quick access to the M6.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





#### Approx. Gross Internal Floor Area 882 sq. ft / 82.08 sq. m (Excluding Veranda)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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