

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Cranfield Grove

Birmingham, B26 2LR

£330,000



Council Tax: C





# 29 Cranfield Grove

Birmingham, B26 2LR

£330,000



## Information

Located in a peaceful cul-de-sac in the heart of Yardley, this well-maintained three-bedroom semi-detached home sits on a generous plot, offering excellent potential for extension (subject to planning permission).

Perfectly suited for families, the property features three spacious reception rooms, providing flexible living areas ideal for relaxing, dining, and entertaining. The modern kitchen and stylish bathroom enhance the overall appeal, while a convenient downstairs WC adds practical functionality.

Outside, the property benefits from a driveway providing ample parking and a large rear garden, ideal for outdoor activities and family gatherings. Situated close to highly regarded schools, local shops, and picturesque parks, this home combines convenience with a desirable family lifestyle.

With its quiet yet accessible location, this property presents a fantastic opportunity to create your forever home with plenty of room to grow.

## Lounge

14'10 x 10'6 (4.52m x 3.20m )

## Dining Room

13'5 x 10'6 (4.09m x 3.20m )

## Rear Lounge

15'3 x 9'11 (4.65m x 3.02m)

## Kitchen

11'0 x 6'7 (3.35m x 2.01m )

## Bedroom One

14'10 x 12'4 (4.52m x 3.76m )

## Bedroom Two

13'9 x 10'6 (4.19m x 3.20m )

## Bedroom Three

7'7 x 5'10 (2.31m x 1.78m)

## Bathroom

8'9 x 7'0 (2.67m x 2.13m)

## Tenure

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

## Council Tax Band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band C.

## Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

## Referral Fees

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor,

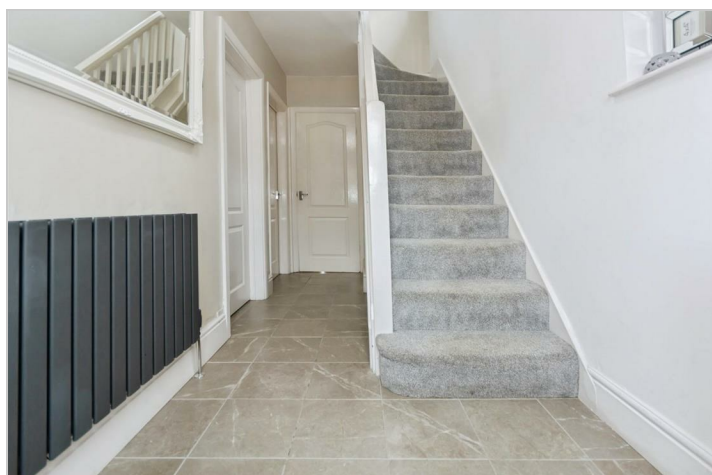
Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

### Fixtures And Fittings

Only those items mentioned in these sales particulars will be included in the sale of the property.

### General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.



Road Map



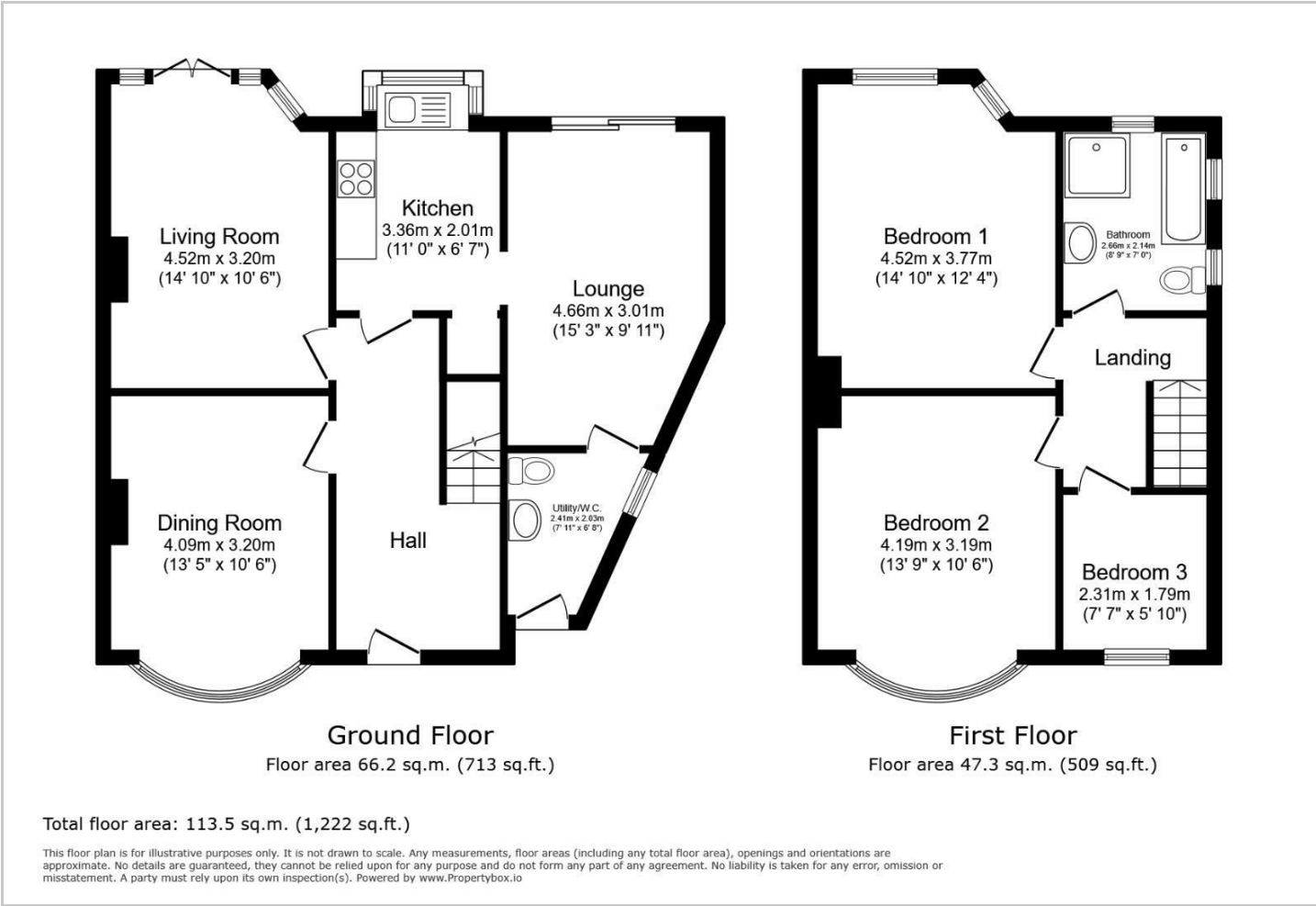
Hybrid Map



Terrain Map



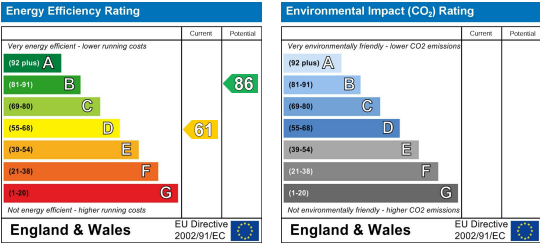
Floor Plan



Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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