Grove.

FIND YOUR HOME

87 Mayswood Grove

Birmingham,

B32 2RG

Offers In The Region Of £249,950

Situated on a quiet residential street in the heart of Quinton, this charming three-bedroom semi-detached home offers an excellent opportunity for families and first-time buyers alike. The property enjoys a prime position on Mayswood Grove—a peaceful, well-established neighbourhood known for its community feel and nearby green spaces, including Woodgate Valley Country Park, perfect for weekend walks and outdoor activities.

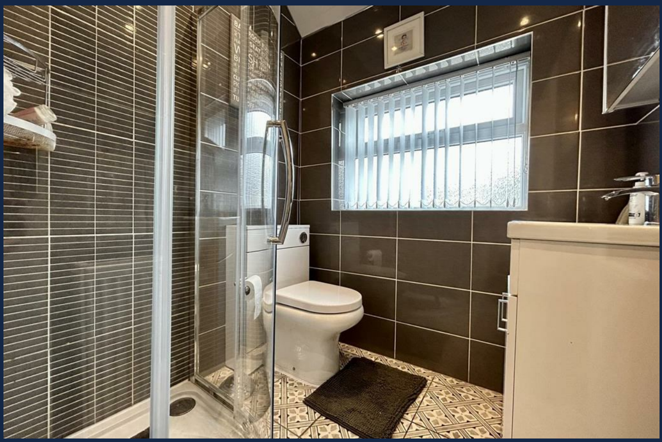
Quinton provides a great balance of suburban living with access to essential amenities. Within easy reach, you'll find reputable schools such as World's End Primary and Four Dwellings Academy, as well as local shops, supermarkets, and leisure facilities. Transport links are excellent, with convenient road access to the M5 motorway and reliable public transport connecting you to Birmingham city centre and beyond.

The property itself features a practical and welcoming layout. A driveway and front store lead into a useful entrance porch and hallway. The spacious through lounge-diner is ideal for both relaxing and entertaining, with sliding doors opening into a bright conservatory that overlooks the rear garden. The kitchen is fitted with modern units and offers a functional space for cooking and family life. Upstairs, the home comprises three bedrooms and a contemporary family shower room. Outside, the rear garden includes a decked seating area, a lawn for play or planting, and a useful outhouse for additional storage or hobbies.

Don't miss the opportunity to secure this well-located home in Quinton—where comfort, practicality, and convenience come together. JH 21/08/2025 V2 EPC=D







Approach
Via slabbed frontage to porch with double glazed windows to surround and double glazed door.

Entrance hall
Double glazed obscured door, cupboard housing gas meter, stairs to first floor accommodation, central heating radiator, doors into kitchen and through lounge diner, under stairs storage cupboard housing fuse box.

Through lounge diner 26'2" into bay x 9'6" (8.0 into bay x 2.9)
Double glazed bay window to front, coving to ceiling, picture rail, central heating radiator, feature arch to dining area, double glazed sliding door to conservatory, gas fire with wooden surround.

Kitchen 9'6" x 9'6" (2.9 x 2.9)
Double glazed window to rear, double glazed obscured door to rear, high gloss wall and base units with roll top surface over, splashback tiling, sink with mixer tap and drainer, integrated microwave, integrated oven, integrated dishwasher, integrated washing machine and integrated fridge freezer.

Conservtory 11'9" x 9'10" (3.6 x 3.0)
Double glazed windows to surround, double glazed French doors to side, electric storage heater.


First floor landing
Double glazed obscured window to side, loft access housing central heating boiler, central heating radiator, doors to bedrooms and shower room.

Shower room
Double glazed obscured window to front, vertical central heating radiator, shower with monsoon head over, vanity style wash hand basin with mixer tap, low level flush w.c.

Bedroom one 9'6" x 13'9" (2.9 x 4.2)
Double glazed window to rear, fitted wardrobes and drawers, central heating radiator and picture rail.

Bedroom two 10'5" x 10'9" (3.2 x 3.3)
Double glazed bay window to front, coving to ceiling, central heating radiator.

Bedroom three 10'2" x 6'2" (3.1 x 1.9)
Double glazed window to rear, central heating radiator, fitted wardrobes.

Garden
Decked steps down to lawn and slabbed area, outhouse to the rear with window to front.

Tenure
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding
Tax Band is B

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be

required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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