

# emma's

## P R O P E R T I E S



23 Whittleford Grove, Birmingham, B36 9SL

**Offers in excess of £340,000**



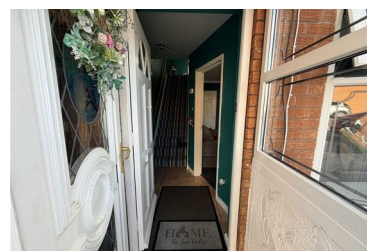
Spacious Four-Bedroom Family Home with Five-Bedroom Potential

Emma's Properties is pleased to present this spacious four-bedroom family home, ideally located on Whittleford Grove in the heart of Castle Bromwich.

Originally arranged as a five-bedroom property, the layout has been changed to create four larger and more comfortable bedrooms. The fifth bedroom could easily be reinstated if required, offering flexibility for a growing family, home office or guest room.

The property also benefits from a private driveway providing off-road parking for two vehicles, with the electrical connection already in place for the installation of an electric vehicle charging point. Please note that the existing charger is not included in the sale.

Whittleford Grove is ideally positioned close to local shops, well-regarded schools, parks and everyday amenities. Excellent transport links provide easy access to Birmingham city center, Birmingham Airport, the NEC and Birmingham Business Park, with the M6 and M42 also within convenient reach.



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