



smarthomes

Grosvenor Square

Hall Green, Birmingham, B28 0NA

- A Beautifully Presented Mid-Terrace Family Home
- Three Bedrooms
- Re-Fitted Kitchen
- Re-Fitted Family Bathroom

Offers Over £230,000

EPC Rating - TBC

Current Council Tax Band - C





Property Description

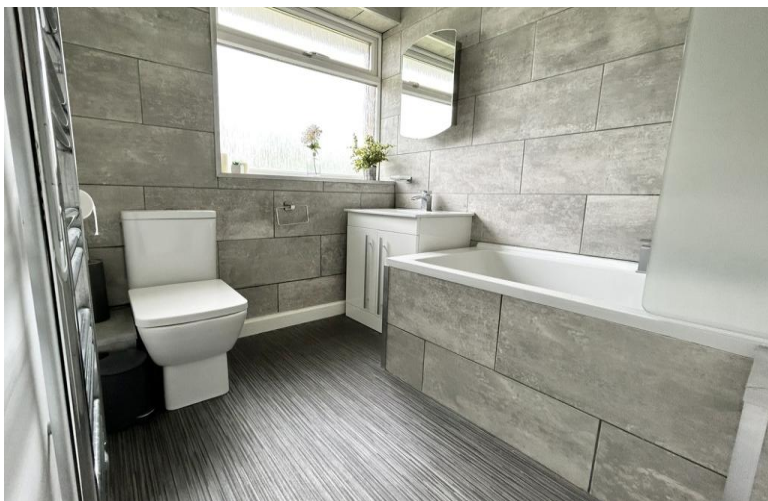
The property is set back from the road behind a deep lawned fore garden with low level fencing to boundaries and a paved footpath leading to a UPVC double glazed door leading into

Enclosed Porch

With slate effect tiling to floor, built in storage cupboard housing wall mounted gas central heating boiler and further glazed door leading to

Entrance Hallway

With stripped timber effect flooring, ceiling light point, stairs leading to the first floor accommodation, under stairs storage cupboard and opening into





Re-Fitted Kitchen to Front

11' 8" x 10' 2" (3.56m x 3.1m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a ceramic sink and drainer unit with mixer tap over. Space for freestanding gas cooker with extractor hood over and space and plumbing for washing machine. Breakfast bar, metro tiling to splash back areas, stripped timber effect flooring, radiator, ceiling light point and a double glazed window to the front aspect



Spacious Lounge/Diner to Rear

16' 7" x 12' 8" (5.05m x 3.86m) With UPVC double glazed sliding patio doors leading to rear garden, wall mounted radiator, two ceiling light points, stripped timber effect flooring and an inset living flame gas fire

Landing

With ceiling light point, loft hatch to partly boarded loft space via a drop down ladder and doors leading off to



Bedroom One to Rear

12' 11" x 10' 4" (3.94m x 3.15m) With double glazed window to rear elevation, double fitted wardrobe, radiator and ceiling light point

Bedroom Two to Front

11' x 10' 2" (3.35m x 3.1m) With double glazed window to front elevation, radiator and ceiling light point



Bedroom Three to Rear

7' 10" x 5' 11" (2.39m x 1.8m) With double glazed window to rear elevation, radiator and ceiling light point



Re-Fitted Family Bathroom to Front

Being re-fitted with a modern white suite comprising of a panelled bath with electric shower and glass shower screen, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height, ceiling light point and an obscure double glazed window to the front elevation

Landscaped South Facing Rear Garden

With a recently laid paved patio area and steps rising to a further timber decked patio area and laid lawn. Gravel border with retaining railway sleepers and full sided feather edge fencing to all boundaries installed within the last 12 months



Garage En-Bloc

With an up and over door for vehicular access

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - C