



## Graith Close, Birmingham

Guide Price £350,000





## PROPERTY OVERVIEW

Set on a quiet and highly sought after cul-de-sac is this immaculately presented three bedroom detached property which has been significantly extended creating a superb family home. The property is set behind a wide driveway providing parking for multiple vehicles with the ground floor accommodation accessed via a porch and welcoming entrance hallway consisting of:- an excellent open plan kitchen / diner with fully integrated appliances and ample space for a dining table; a spacious living room with fire place and views to the front of the property; a practical utility connecting to a single garage. The first floor accommodation is made up of three bedrooms; one of which is a large principal bedroom with fitted wardrobes and all bedrooms are serviced via a family bathroom. Outside the property enjoys a delightful rear garden which is mainly laid with lawn and benefits from a patio seating area. To view this fantastic property call Xact Homes today on 0121 712 6222.







#### PROPERTY LOCATION

Hall Green is an area in south-east Birmingham, it offers excellent range of amenities nearby which include Birmingham Town Centre, Solihull Town Centre, Schools and parks. There are a range of services within Hall Green including commuter train service to Stratford Upon Avon and bus routes. In addition the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 30 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

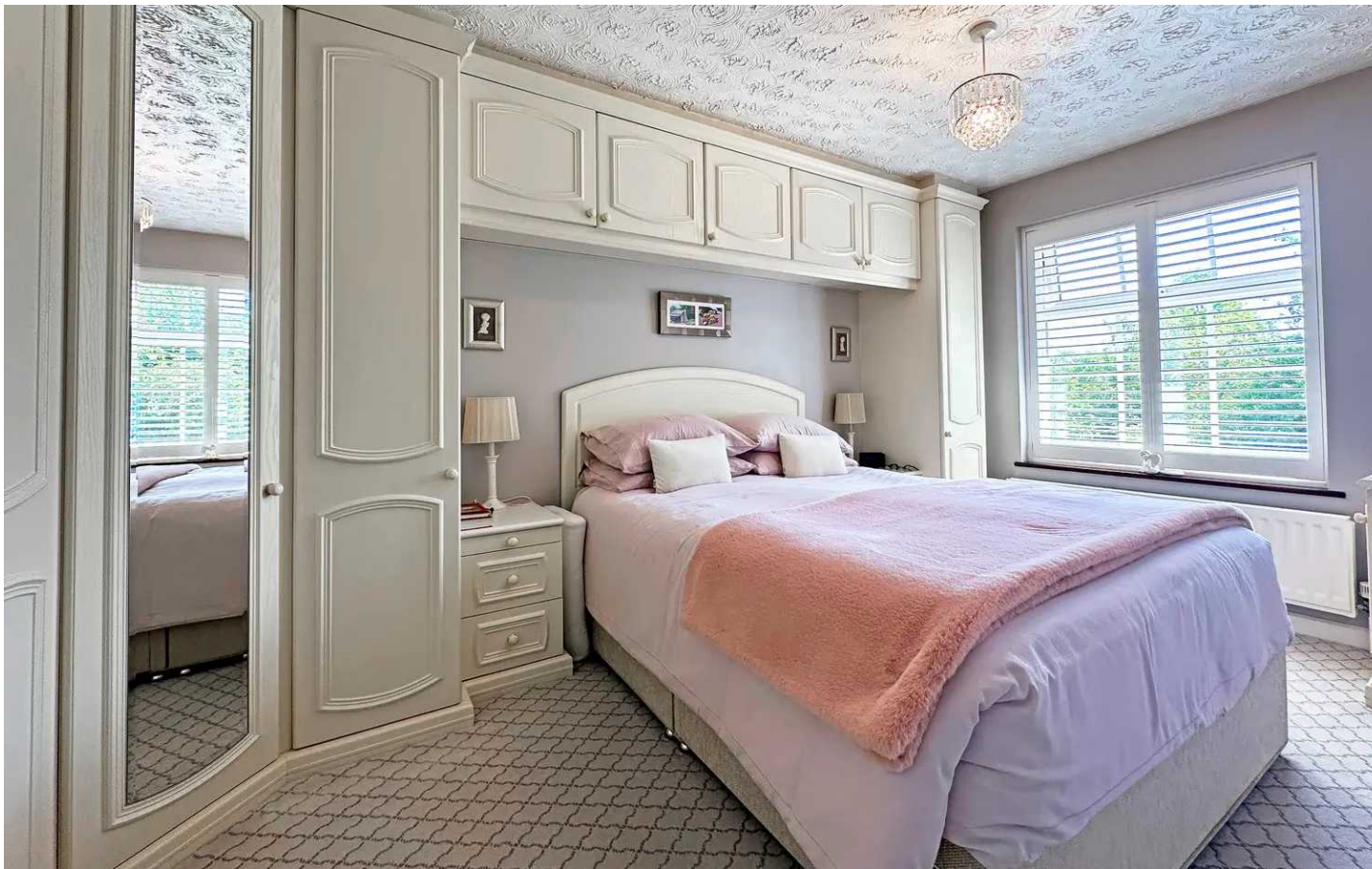
Council Tax band: C

Tenure: Freehold

- Three Bedroom Detached Property
- Immaculately Presented Throughout
- Quiet Cul-De-Sac Location
- Open Plan Kitchen / Diner
- Living Room
- Utility & Single Garage
- Principal Bedroom With Fitted Wardrobes
- Family Bathroom
- Lawn Rear Garden







**PORCH**

**ENTRANCE HALL**

**WC**

2' 8" x 5' 5" (0.81m x 1.65m)

**LIVING ROOM**

12' 6" x 14' 6" (3.82m x 4.42m)

**KITCHEN/DINER**

15' 11" x 10' 2" (4.84m x 3.1m)

**UTILITY**

10' 7" x 7' 4" (3.23m x 2.24m)

**INTEGRAL GARAGE**

8' 2" x 18' 6" (2.49m x 5.64m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

12' 10" x 8' 5" (3.92m x 2.56m)

**BEDROOM TWO**

9' 3" x 10' 2" (2.83m x 3.09m)

**BEDROOM THREE**

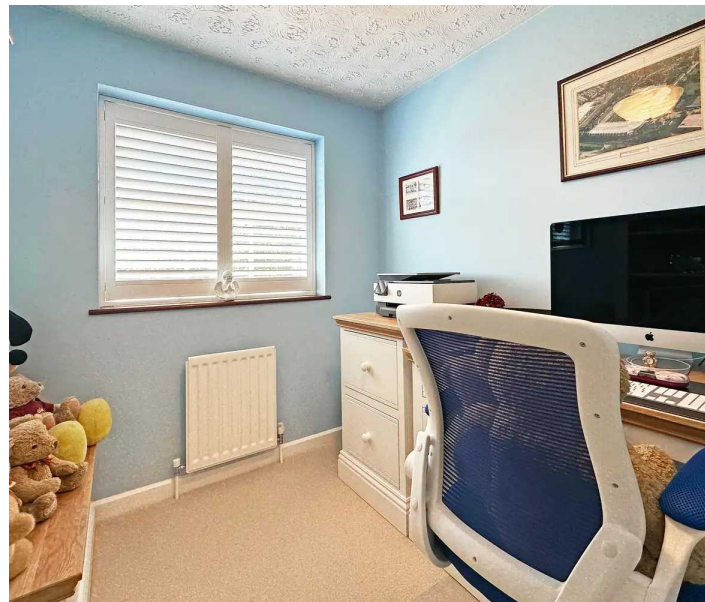
7' 3" x 9' 7" (2.22m x 2.91m)

**BATHROOM**

6' 6" x 6' 0" (1.97m x 1.83m)

**OUTSIDE THE PROPERTY**

**GARDEN WITH PATIO SEATING AREA**







#### **ITEMS INCLUDED IN THE SALE**

Neff integrated oven, Neff warming draw fitted under the microwave, Neff integrated hob, Capel extractor, Neff microwave, Bosch dishwasher, all carpets, blinds and light fittings and fitted wardrobes in two bedrooms.

#### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Broadband - BT. Loft space - partially boarded with ladder and lighting.

#### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

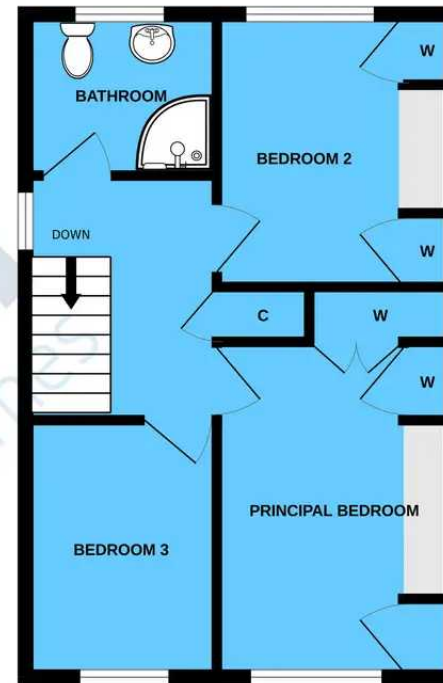




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Xact Homes

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