



smarthomes

Gracemere Crescent

Hall Green, Birmingham, B28 0UA

- A Mid-Terrace Family Home Requiring Modernisation
- Three Bedrooms
- Lounge
- Breakfast/Kitchen

£170,000

EPC Rating '47'





Property Description

The property is set back from the road behind a paved driveway extending to UPVC double glazed door leading through to

Porch

With a further UPVC double glazed door with obscure inserts leading through to

Entrance Hallway

With central heating radiator, alarm panel, ceiling light point, coving to ceiling, stairs leading to the first floor accommodation and doors radiating off to



Living Room

16' 8" x 12' 5" (5.1m x 3.8m) With UPVC double glazed bay window to front elevation, double panelled central heating radiator, ceiling light point, coving to ceiling, electric power points, tv aerial, living flame gas fire with marble hearth and inlay and wooden surround. Door leading to

Breakfast Kitchen

12' 5" x 8' 10" (3.8m x 2.7m) Being fitted with a range of wood effect wall, drawer and base units with laminate work surface over incorporating stainless steel sink drainer unit. Space for gas cooker, tiling to splash prone areas, coving to ceiling, ceiling light point, half height wood panelling, central heating radiator, useful pantry and a single glazed window and single glazed door with obscure inserts leading through to



Lean To Utility

16' 0" x 7' 10" (4.9m x 2.4m) Being wooden and single glazed construction with space and plumbing for washing machine, space for tumble dryer, electric power points and door leading into



Guest WC

Being fitted with a low level flush WC, tiling to floor, tiling to one wall and ceiling light point

Landing

With loft access, ceiling light point, coving to ceiling and doors radiating off to

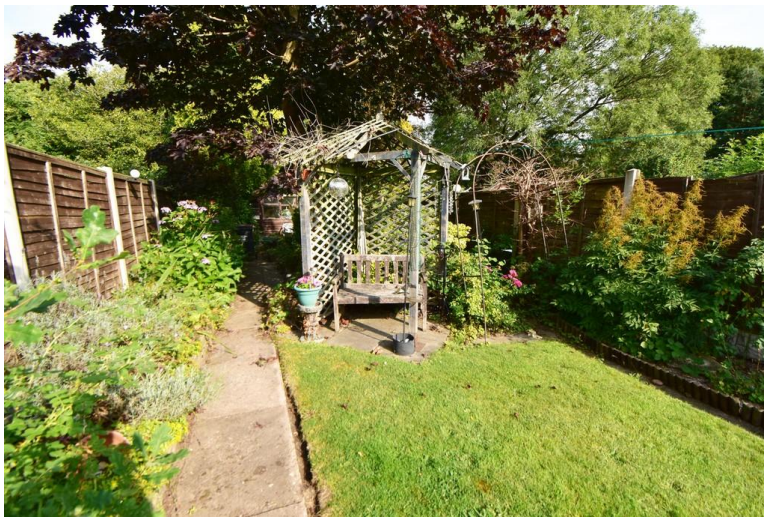
Bedroom One to Front

12' 1" x 9' 2" (3.7m x 2.8m) With UPVC double glazed window to front elevation, ceiling light point, electric power points and a range of built in cupboards

Bedroom Two to Rear

11' 1" x 10' 2" (3.4m x 3.1m) With UPVC double glazed window to rear elevation, central heating radiator, ceiling light point and electric power points





Bedroom Three to Front

8' 2" x 5' 10" (2.5m x 1.8m) With UPVC double glazed window to front elevation, ceiling and wall light points, over the bed storage cupboards and wall mounted Vaillant combination boiler

Bathroom

6' 10" x 5' 10" (2.1m x 1.8m) Being fitted with a three piece white suite comprising of panelled bath with thermostatic shower over, pedestal wash hand basin and a low level flush W.C. Tiling to all walls, chrome ladder style central heating radiator, tiling to floor, ceiling light point, useful airing cupboard and UPVC double glazed obscure window to rear elevation

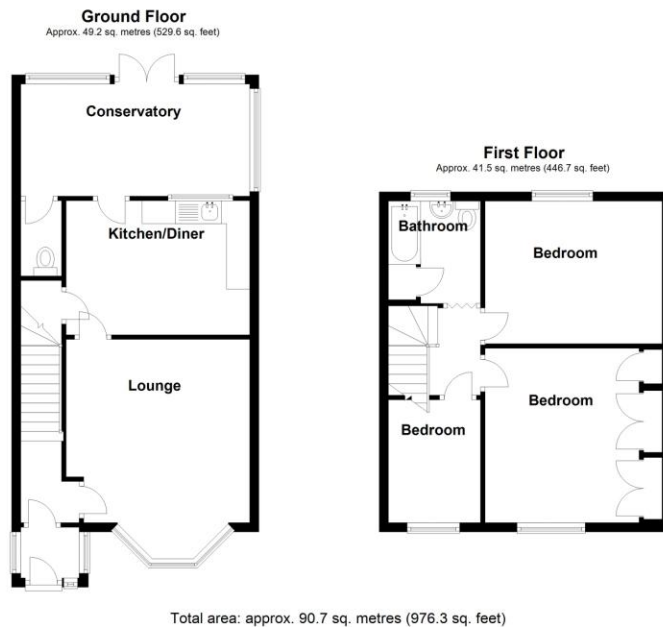


Rear Garden

Being majority laid to lawn with a paved terraced patio area, fencing to boundaries, timber framed potting shed and path leading to rear with mature shrubs and bushes

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements