



# **Grattidge Road**

Acocks Green, Birmingham, B27 7AQ

• A Two Bedroom Semi Detached Property

• Lounge Diner & Breakfast Kitchen

Off Road Parking

No Upward Chain

£162,500

EPC Rating '71'







# **Property Description**

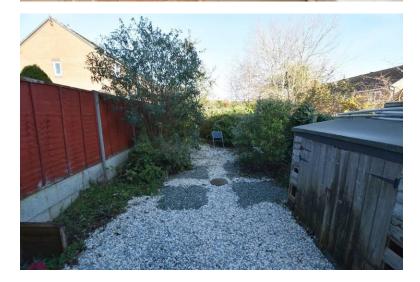
The property stands back behind a courtyard with a tarmacadam frontage providing parking space extending to canopy porch with wood effect UPVC double glazed front door leading through to

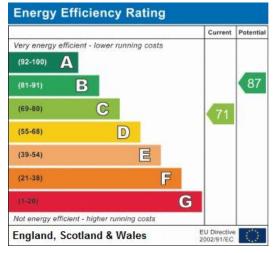


With laminate flooring, radiator and doors leading off to









#### **Breakfast Kitchen to Front**

10' 10" x 7' 10" (3.3m x 2.39m) Being fitted with base, wall and drawer units, roll top work surfaces, sink and drainer unit with mixer tap, space and plumbing for washing machine and dishwasher, gas cooker point, wall mounted I deal combination boiler, breakfast bar areas and UPVC double glazed window to front elevation

# **Lounge Diner to Rear**

14' 10" x 11' 7" (4.52m x 3.53m) With laminate flooring, UPVC double glazed sliding patio door leading out to the rear garden, radiator, stairs leading to the first floor accommodation and fireplace with wooden surround and tiled hearth

# Accommodation on the First Floor

# Landing

With frosted UPVC double glazed window to side, loft hatch and doors leading off to

## **Bedroom One to Front**

10' 10" x 10' 10" (3.3m x 3.3m) With UPVC double glazed window to front elevation, wall mounted radiator and built-in cupboard

## Bedroom Two to Rear

10' 6" x 6' 0" m in (3.2m x 1.83m) With UPVC double glazed window to rear elevation and wall mounted radiator

## **Bathroom**

Being fitted with a three piece white suite comprising panelled bath with electric shower over, low flush WC and pedestal wash hand basin, ceramic tiling to splashback areas and shelved storage cupboard

## Rear Garden

A gravelled garden with paved patio, shrub borders, fencing to boundaries, shed and side passage

# **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 vendor.

