



43 Margaret Grove, Birmingham, B17 9JJ

Asking Price £555,000

Hadleigh Estate Agents are delighted to offer this fantastic four bedroom semi detached home for sale. Situated on Margaret Grove within the ever popular Moor Pool Estate.

The property comprises fore garden and entrance hallway. Spacious lounge and dining area, benefitting from under stairs guest WC. The extended kitchen allows for dining area.

The first floor houses three spacious double bedrooms and a modern family bathroom, complete with freestanding bath and walk in shower. The second floor benefits from a further spacious bedroom.

To the rear of the property is a private garden with decked area and rear garden studio.

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

EPC - E

Council Tax Band - D

Location



Margaret Grove is a central location within the Moor Pool Estate which is highly desirable and sought after. Margaret Grove benefits from Nettlefold pocket garden, which is great for families. The property is within very close proximity to Harborne High Street with its fabulous array of bars, boutiques, coffee shops and eateries. The property is positioned perfectly for outstanding schools most notably Harborne Primary, Chad Vale Primary School and the Blue Coat School, whilst Medical professionals and academics will love the proximity to Queen Elizabeth Medical Complex and The University of Birmingham. For those who rely on the motorway network they have the options of the M6, M40 and M42 via M5 around four miles away. Other fantastic points of interest within the local area include Birmingham Botanical Gardens and Edgbaston Priory Club. With the NIA, Symphony Hall and theatres in Birmingham City Centre also easily accessible.

Hallway

Oscure glazed front door, glazed window to side elevation and tiled flooring. Gas central heating radiator and ceiling light points.

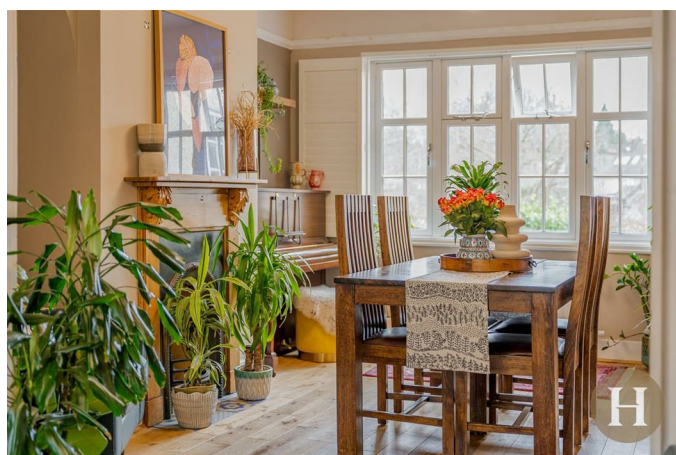
Lounge



Bay window to front elevation and bespoke shutters.

Feature fireplace, pine doors, solid wood flooring and alcove shelving. Gas central heating radiator and ceiling light points.

Dining Room



Double glazed windows to rear elevation with shutters and feature fireplace with original pine surround. Solid wood flooring, gas central heating radiator and ceiling light point.

Kitchen



Extended kitchen with tiled flooring, windows to side elevation and sky lights. Rear glazed door to garden, fitted kitchen with a range of base and wall units. Integrated dish washer, plumbing for washing machine and ceiling spotlights.

W.C



Low level flush WC, hand wash basin, extractor fan and gas central heating radiator along with light point.

Master Bedroom



Spacious double bedroom with window to rear elevation, ceiling light point and gas central heating radiator.

Bedroom 2



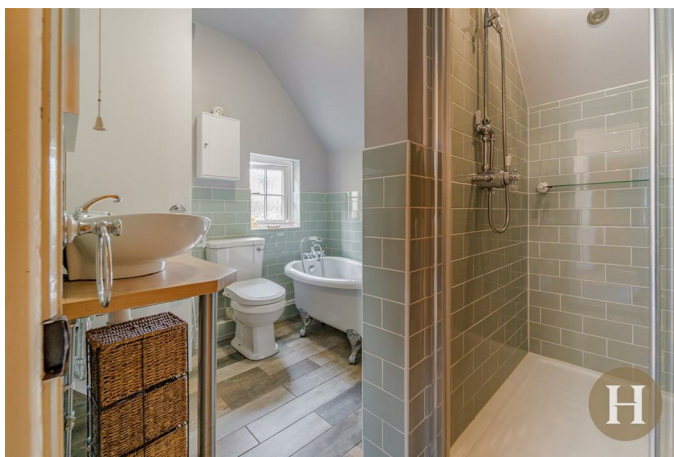
Double bedroom with window to front elevation, ceiling light point and gas central heating radiator.

Bedroom 4



Double bedroom currently being used as a highly functional wardrobe room. Window to rear elevation, gas central heating radiator and ceiling light point.

Bathroom



Freestanding bath, vanity unit, window to rear elevation. Towel radiator, ceiling light point, walk in mains shower cubicle and partially tiled walls.

Bedroom 3



Converted loft housing spacious bedroom, ceiling skylights, gas central heating radiator and ceiling light points. This room further benefits from storage within the eaves.

Garden



Decked seating area, side access, lawned garden and rear studio.

Studio

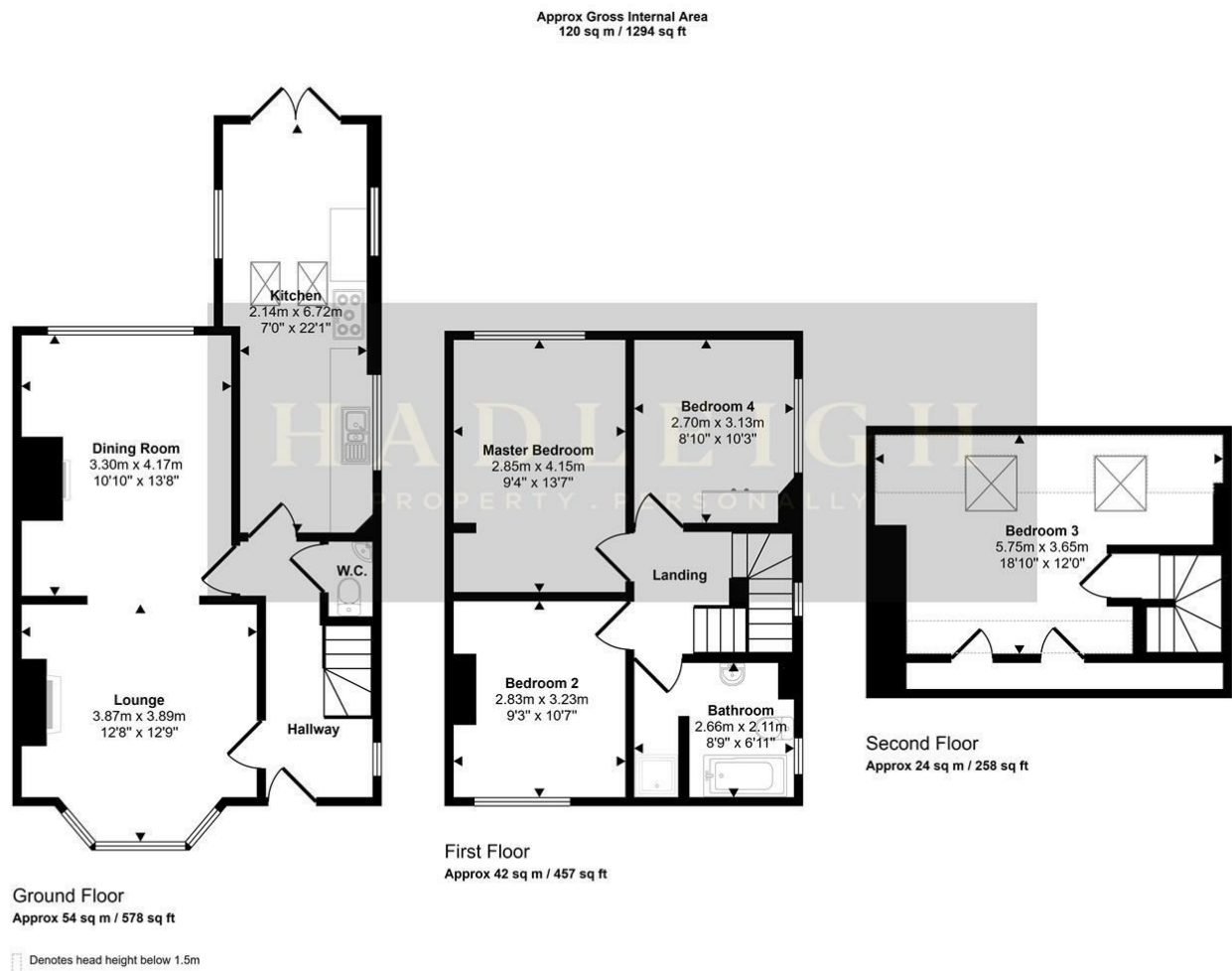


Multi functional room allowing for gym, office or playroom. Double glazed patio doors, lighting, electrics and electric heater.

Basement

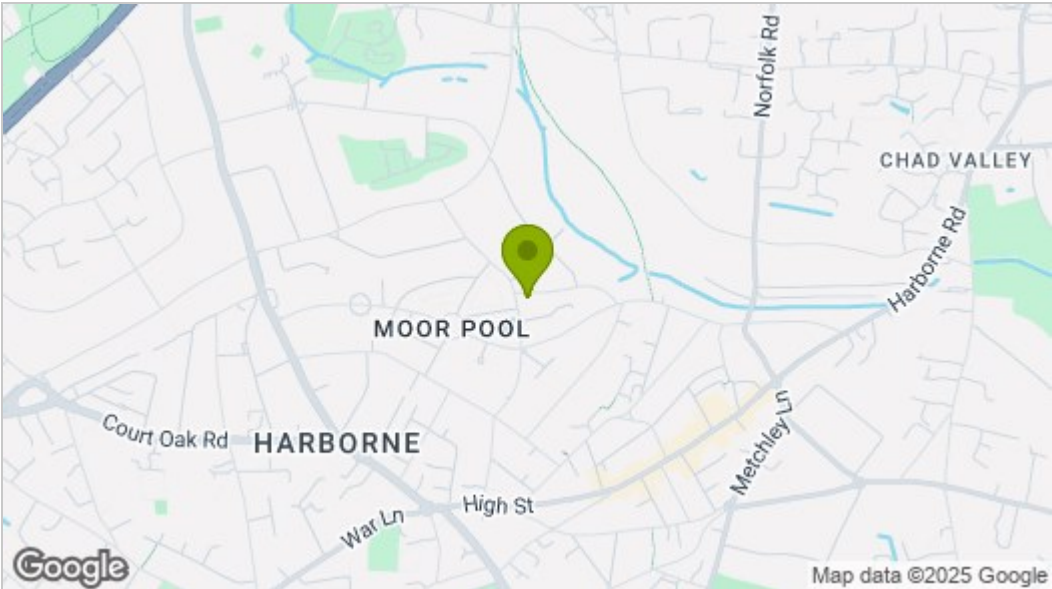
Providing further excellent storage space.

Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

