

HADLEIGH

PROPERTY . PERSONALLY



33 Grosvenor Road, Birmingham, B17 9AL

Asking Price £349,950

Hadleigh Estate Agents are delighted to offer this fantastic refurbished three bedroom terraced property for sale. Offered with no upward chain the property is within easy reach to Harborne High Street, offering an array of bars, restaurants and shops. There are also excellent transport links into Birmingham City Centre, Queen Elizabeth Hospital and University of Birmingham.

The property comprises, fore garden, entrance porch and hallway. Benefitting from two spacious reception room, having been modernised whilst keeping traditional features. To the rear is a modern kitchen, including white goods, also giving access to a private garden.

On the first floor are two double bedrooms, a further good size single bedroom and modern bathroom. The property further benefits from a new boiler with a 5 year warranty, subject to being serviced.

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 - D

Council Tax Band - D

Entrance Hall

Tiled flooring, internal glazed door, ceiling light point and gas central heating radiator.

Lounge



Traditional feature fireplace, wooden floorboards, double glazed bay window to front elevation, ceiling light point and gas central heating radiator.

Dining Room



Feature fireplace, internal double doors to kitchen, ceiling light point, carpeted flooring, gas central heating radiator and double glazed window to rear elevation.

Kitchen



Modern fitted kitchen with a range of base and wall units. Partially tiled walls, pan drawers and plumbing for all utilities including dishwasher. Dual aspect glazing to side and rear elevation, along with obscure glazed patio door. Ceiling light points and gas central heating radiator.

Landing

Carpeted flooring, gas central heating radiator and loft access. Triple ceiling light point and stairs.

Master Bedroom



Carpeted flooring, double glazed bay window to front elevation, ceiling light point and gas central heating radiator.

Bedroom Two



Carpeted flooring, double glazed window to rear elevation, ceiling light point and gas central heating radiator.

Bedroom Three



Carpeted flooring, double glazed window to rear elevation, ceiling light point and gas central heating radiator.

Bathroom



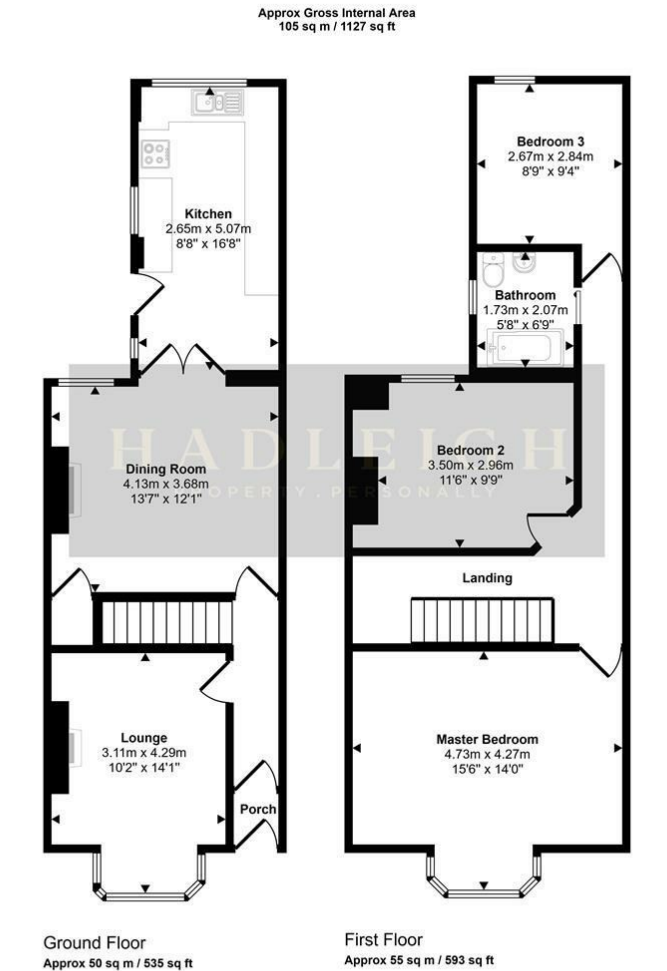
Tiled floor to ceilings, combined low level flush WC and vanity unit including fixed mirror. Mains shower over bath, towel radiator and obscure glazed window to side elevation.

Garden



Slabbed and gravel patio area. Lawned garden with rear decking area, fenced boundaries and side access.

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

