



29 Margaret Grove, Birmingham, B17 9JJ

£542,500

Hadleigh Estates are pleased to present this stunning three bedroom family home nestled within the attractive Moor Pool Estate. Margaret Grove is a sought after location and is close to Harborne Village with an outstanding High Street with a range of excellent shopping, cafés and restaurants. Birmingham City Centre, the Queen Elizabeth Medical Complex and Birmingham University are readily accessible. There are also excellent schools for children of all ages.

This stunning home briefly comprises of; Entrance hallway, front lounge, rear reception room, bathroom, extended open plan kitchen dining, a utility / storage room off the kitchen. To the first floor is the master bedroom, second bedroom and main family bathroom and finally to the top floor is a large third bedroom.

To the rear of the property opening from the extended kitchen diner is large private garden with patio area, a perfect family entertainment space.

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 - TBC

Council Tax Band - D

Entrance Hall

Tiled flooring, ceiling light pendant and radiator.

Living Room



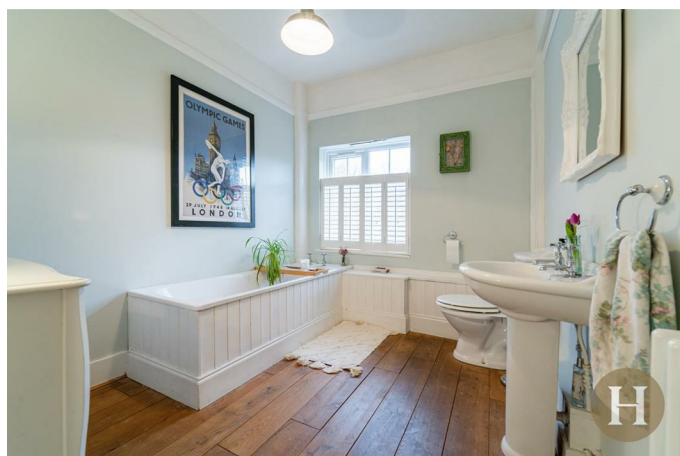
Wood flooring, ceiling light pendant, window to front elevation, radiator and log burner.

Rear Reception Room



Carpeted flooring, double glazed window to rear elevation, ceiling light pendant with original ceiling rose, radiator and gas fire with feature surround.

Bathroom



Wood flooring, double glazed obscure window to rear elevation with wooden shutters, ceiling light pendant, radiator, bath, hand wash basin and low flush W.C.

Kitchen Diner



Tiled flooring, two double glazed French doors to rear elevation, two radiators, ceiling spotlight points, two ceiling light pendants, storage cupboard and gas cooker.

Storage Room

Ample storage space.

First Floor Landing

Window to front elevation with wooden shutters, carpeted flooring and ceiling light pendant.

Master Bedroom



Carpeted flooring, window to front elevation, ceiling light pendant and radiator.

First Floor Bathroom



Wood flooring, tiled walls, heated towel rail, ceiling light pendant, shower cubicle, freestanding bath, hand wash basin, low flush W.C and double glazed window to rear elevation.

Bedroom Two

Carpeted flooring, radiator, double glazed window to rear elevation and ceiling light pendant.

Bedroom Three



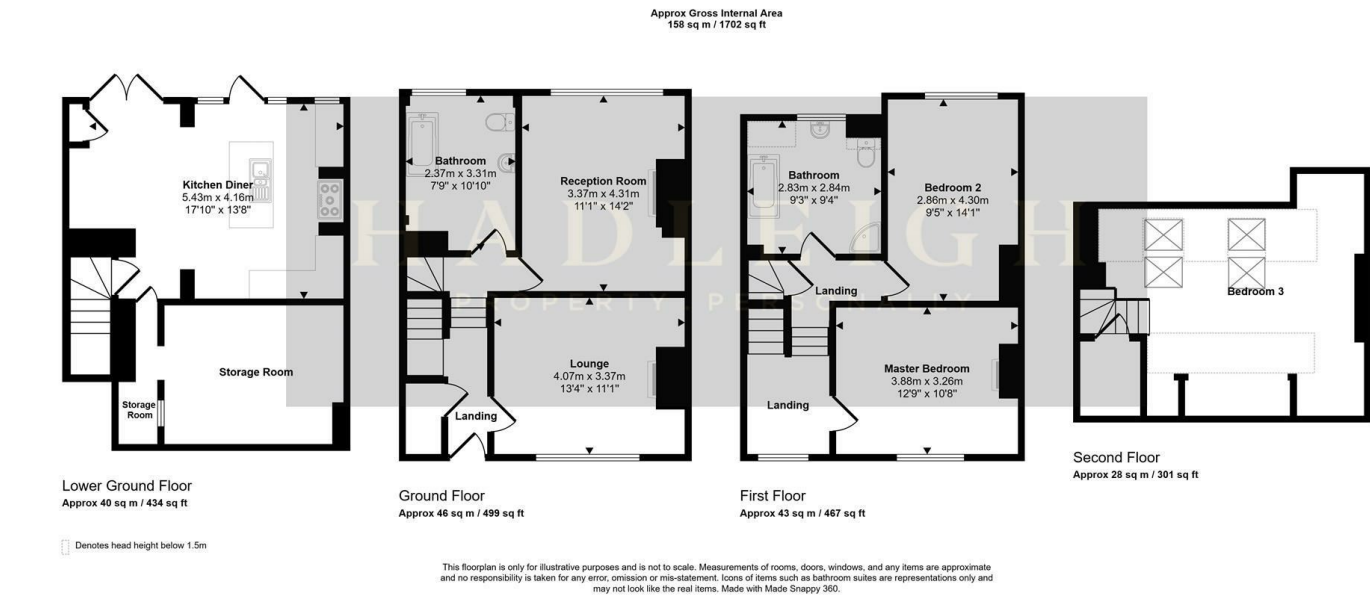
Wood flooring, four double glazed Velux windows, ceiling light pendant and radiator.

Garden

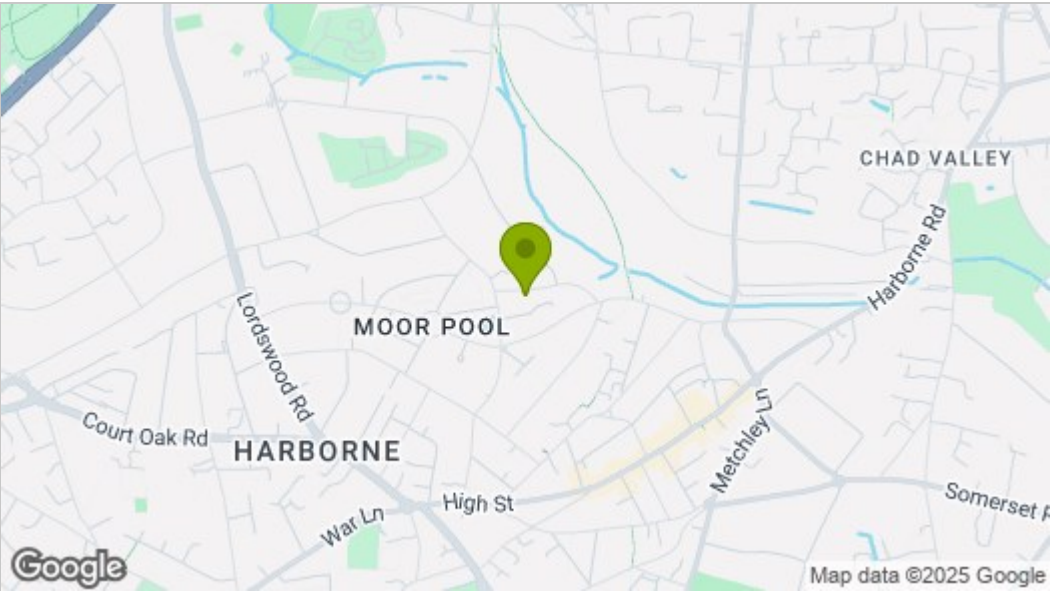


Decking, patio, maintained lawn, fences and hedges to boundaries.

Floor Plan



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

