



## 14 Margaret Grove, Birmingham, B17 9JH

### Asking Price £379,950

Hadleigh Estate Agents are delighted to offer this fantastic two bedroom terraced home for sale. Offered with no upward chain the property is conveniently located on the ever popular Margaret Grove.

In brief the property is set back from the road with fore garden. Entrance hall leads through to a bright and spacious lounge, benefitting from a modern kitchen diner to the rear. The first floor boasts two double bedrooms and modern family bathroom. The property has been modernised throughout and is move in ready.

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 - C  
Council Tax Band - C



## Location



Margaret Grove is a central location within the Moor Pool Estate which is highly desirable and sought after. 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.

## Lounge



Bright and modern lounge benefitting from large windows to the front elevation, feature fireplace and internal storage cupboard. Along with central heating radiator and ceiling light point.

## Kitchen Diner



Modern fitted kitchen boasting a range of grey high-gloss base and wall units, including integrated appliances. Gas hob, extractor hood and worktops. Along with dining area, UPVC doors lead into the private garden, central heating radiator and ceiling spotlights.

## Hallway/ Landing

Obscure glazed front door, stairs to first floor accommodation, ceiling light points and loft access.

## Master Bedroom



Spacious bedroom, offering windows to front elevation, carpeted flooring, central heating radiator and ceiling light point. Further benefitting from internal wardrobe.

## Bedroom Two



Double bedroom with newly fitted carpets, window to rear elevation, central heating radiator and ceiling light point.

## Bathroom



Modern bathroom suite, offering shower over bath, low level flush WC and vanity unit. Obscure glazed window to rear elevation, towel radiator and ceiling light point.

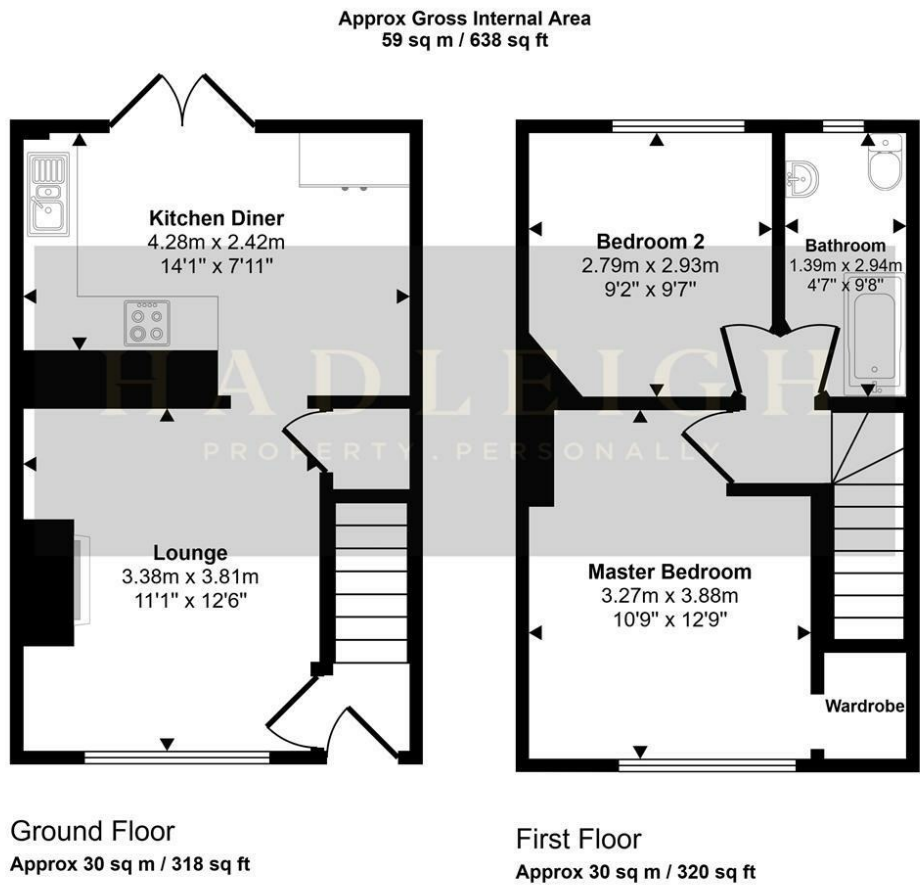
## Garden



Large private garden, predominantly laid to lawn with outhouse.

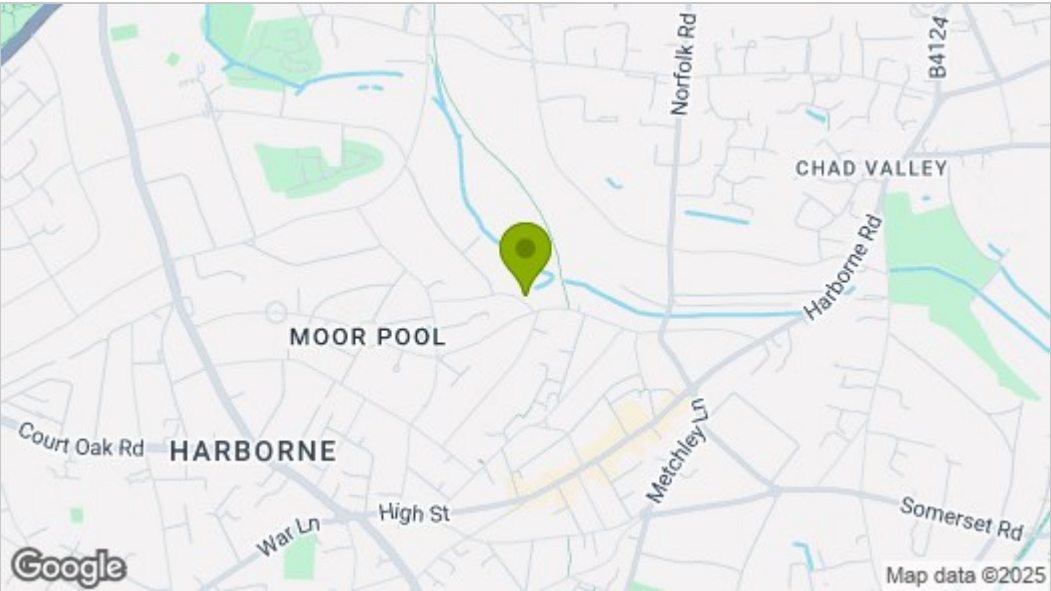


Floor Plan



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

