



96 Grosvenor Road, Harborne

£425,000 Freehold

Hadleigh Estate Agents are proud to present this stunning three bedroom mid-terrace house on Grosvenor Road, presented to the market with no upward chain, offering an excellent opportunity for both first-time buyers and investors.

Situated in a sought-after location, this property is conveniently positioned for access to local amenities, schools, and excellent transport links, making it an ideal choice for those seeking a stylish and practical home. Viewing is highly recommended to fully appreciate the quality and appeal of this delightful residence.

H



Location

Grosvenor Road is conveniently located for easy access into Harborne High Street. The High Street offers an array of award winning restaurants, bars and local shops including Marks and Spencer's Foodhall and Waitrose. Excellent transport links are on offer into Birmingham City Centre, nearby Queen Elizabeth Hospital and University of Birmingham. Local leisure facilities include Harborne Golf Club, The Edgbaston Priory Club and Harborne Leisure Centre. The property is also nearby to local schools.

Entrance Hallway

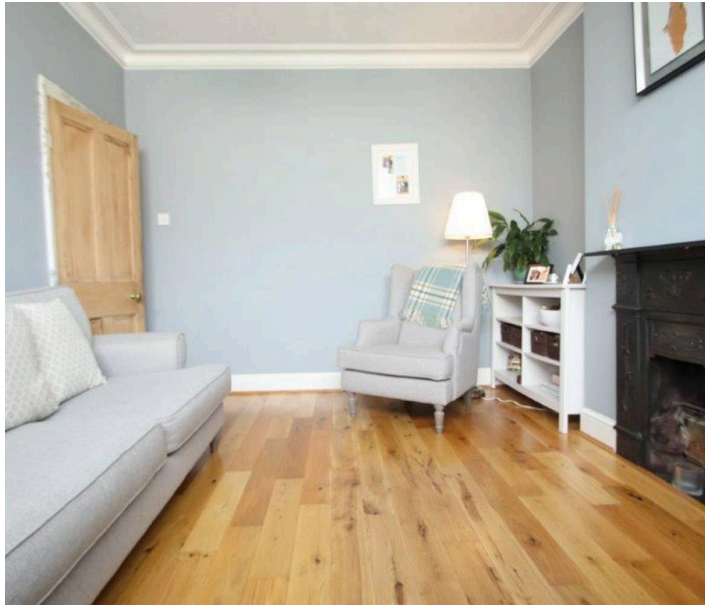
Entrance porch with internal glazed door, original tiled flooring and ceiling light point. Central heating radiator, coving and stairs to first floor accommodation.

Lounge

Spacious lounge benefitting from bay window to front elevation, including bespoke shutters. Period feature fireplace, coving, ceiling light point and central heating radiator.

Dining Room

A fantastic sized dining room, benefitting from period features including fireplace and coving. Spacious understairs storage cupboard, rear patio door, central heating radiator and ceiling light point.





Kitchen

Large kitchen, allowing for dining area. Benefitting from a range of base and wall units along with worktops. Integrated appliances including dishwasher, gas hob and extractor hood. Partially tiled splashbacks, ceiling spotlights and central heating radiator. Tiled flooring and rear patio door.

Landing

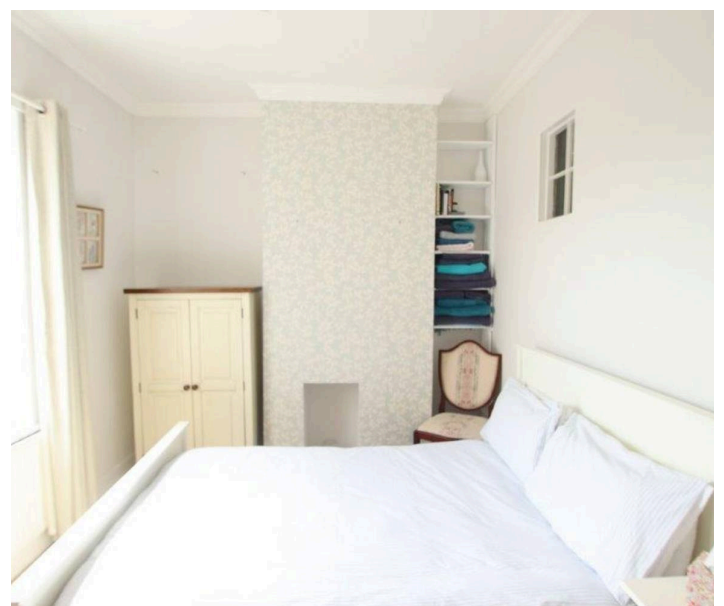
Bright and spacious landing space, with partially open banister. Loft access and wall lights along with carpeted flooring.

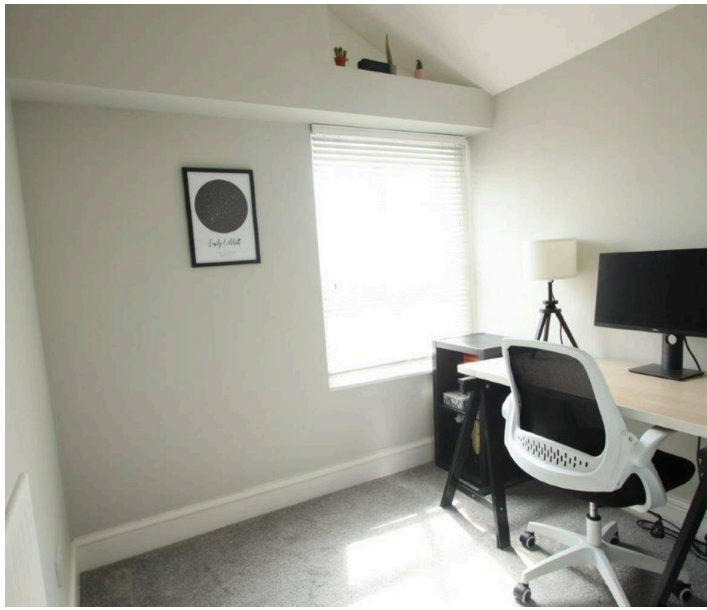
Master Bedroom

Large master bedroom with bespoke fitted wardrobes, two windows to front elevation including shutters. Ceiling light point, central heating radiator and coving.

Bedroom Two

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





Bedroom Three

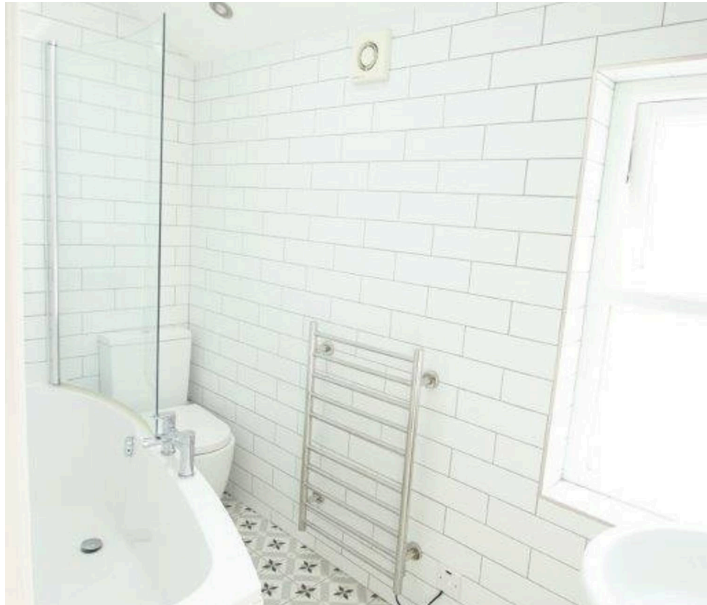
Single bedroom, window to rear elevation, ceiling light point and central heating radiator.

Bathroom

Modern bathroom with floor to ceiling tiles and sky light. Obscure glazed window to side elevation, ceiling spotlights and towel radiator. Mains shower over bath, low level flush WC and hand wash basin.

Garden

Private garden, predominantly laid to lawn. Paved patio area and original outhouse.

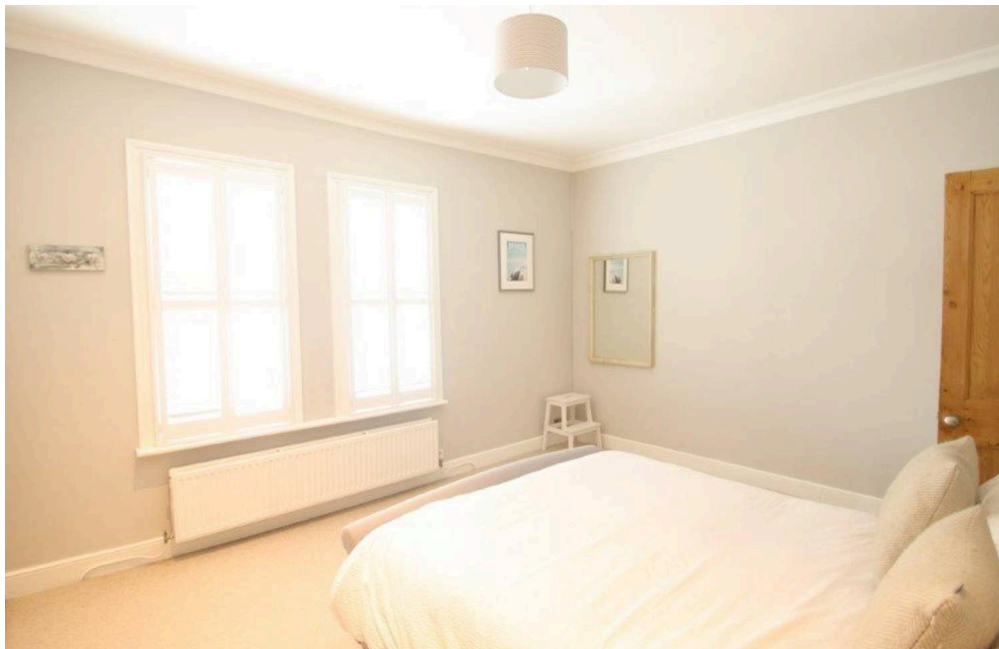


Council Tax band: D

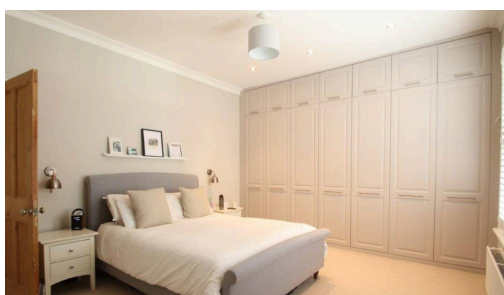
Tenure: Freehold

EPC Energy Efficiency Rating: D

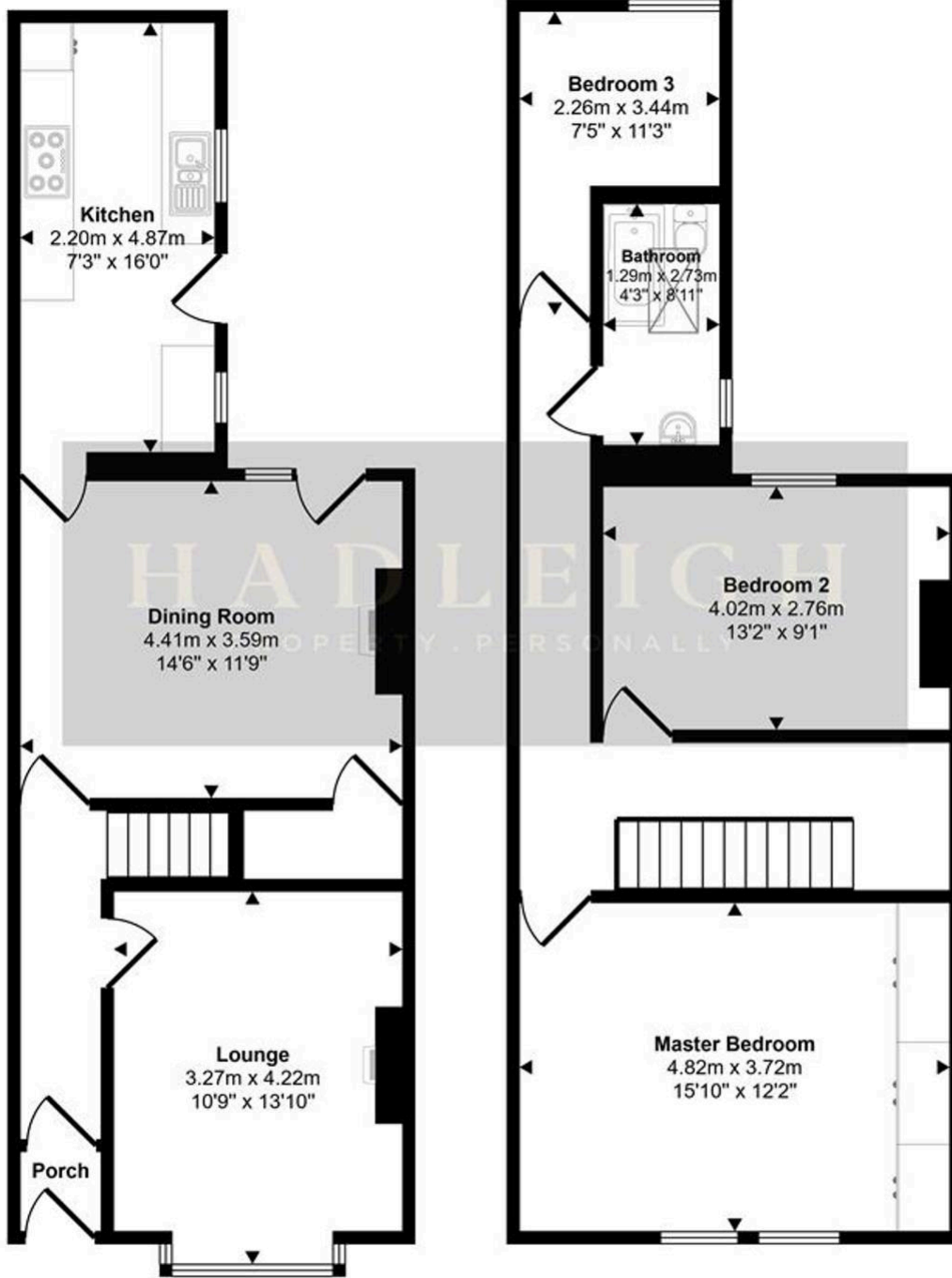
EPC Environmental Impact Rating: D



- No upward chain
- Stunning three bedroom mid-terrace on Grosvenor Road
- Modern kitchen with integrated appliances
- Private rear garden



Approx Gross Internal Area
102 sq m / 1103 sq ft



Ground Floor
Approx 49 sq m / 529 sq ft

First Floor
Approx 53 sq m / 574 sq ft

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.