



48 Grosvenor Road, Harborne

£450,000 Freehold

Hadleigh Estate Agents are delighted to offer this substantial four bedroom property for sale. Set over three floors the property is offered with no upward chain and is located on the ever popular Grosvenor Road. The property comprises of entrance hallway, front living room and rear dining room. Modern fitted kitchen with patio doors leading to the garden. The first floor boasts two double bedrooms, a modern family bathroom and additional study room. Benefiting from a dormer loft conversion the property boasts a further two double bedrooms and additional family bathroom.

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Location

GROSVENOR ROAD is within close proximity to all the usual amenities that Harborne has to offer, including good local schooling, easy access to Harborne High Street, Queen Elizabeth Medical Complex and University of Birmingham. Popular motorway network links which are easily accessible - perfect for commuters. The property is surrounded by an abundance of wonderful recreational facilities too such as Harborne Leisure Centre, Queens Park and Harborne Golf Club & Harborne Municipal Golf Course providing plenty of opportunities to unwind.

Entrance Hallway

Central heating radiator, two ceiling light points, centre archway, staircase to the first floor landing, tiled floor and double glazed front door.



Lounge

Feature fireplace with ornate tiling, central heating radiator, laminate flooring, ceiling light point, power points and double glazed bay window to front.

Dining Room

Two central heating radiators, laminate flooring, understairs storage/cloaks cupboard and double glazed window to rear.





Kitchen

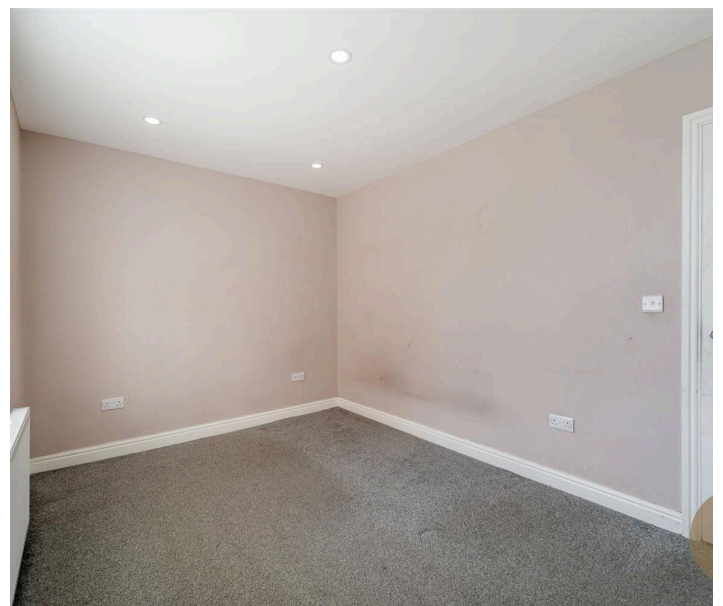
Sink unit and drainer, range of base and wall units, contrasting worktop, five ring gas hob, single door oven, microwave, integrated dishwasher, fridge/freezer, double glazed window to side and patio doors to the rear garden.

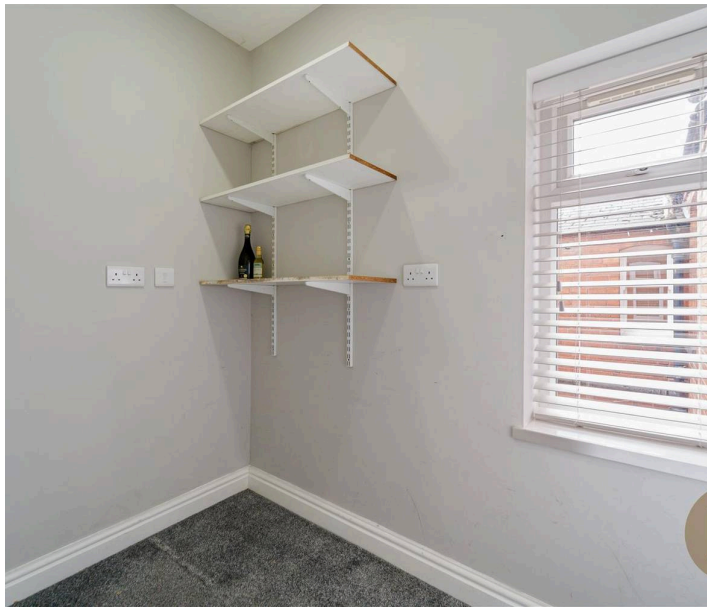
Master Bedroom

Two central heating radiators, power points, ceiling spotlighting and two double glazed windows to front.

Bedroom Two

Central heating radiator, power points, ceiling spotlights and double glazed window to rear.





Study

Double glazed window to side elevation, ceiling spotlights and central heating radiator.

First Floor Bathroom

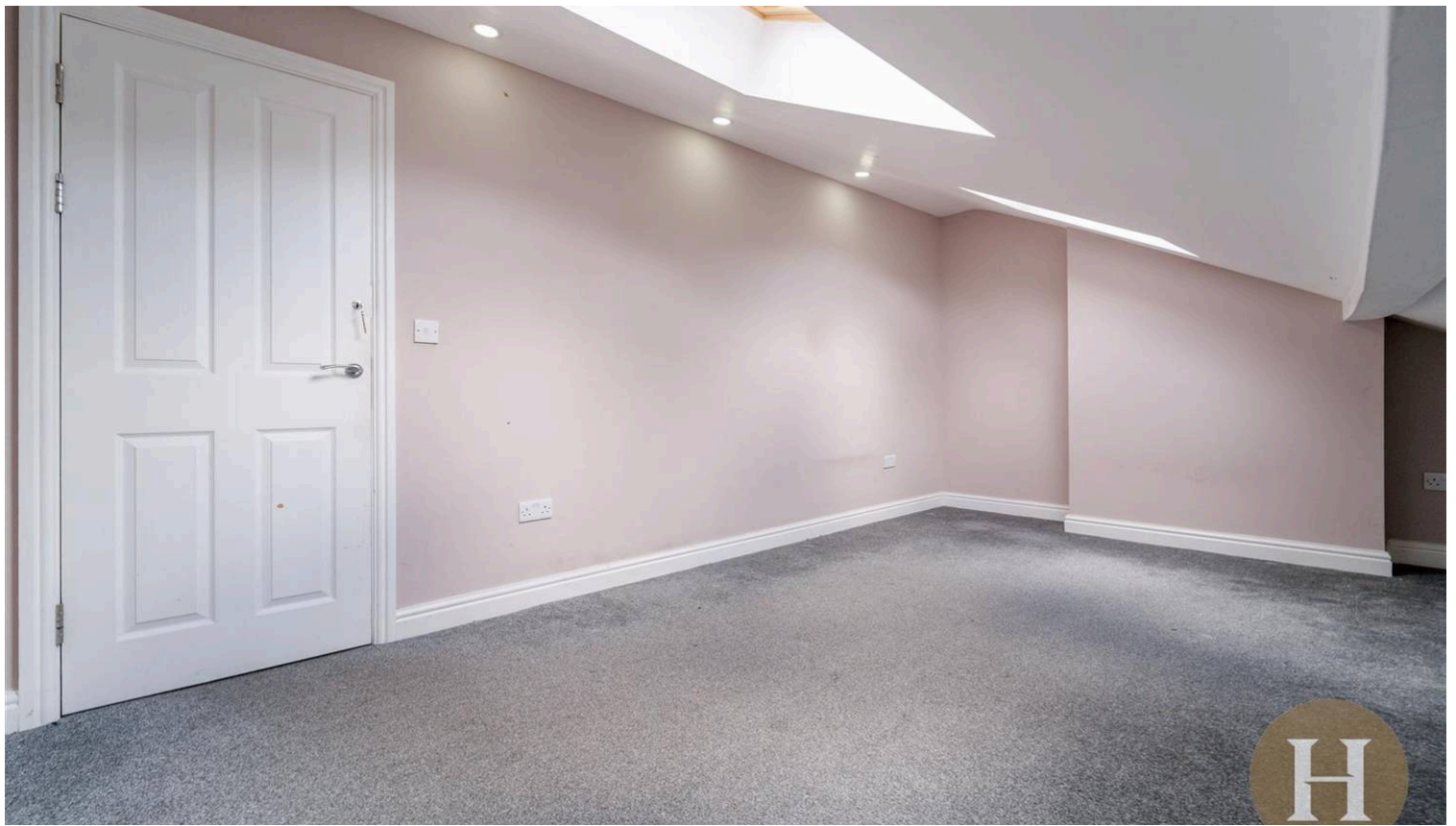
'P' shaped bath with shower over, floating vanity and low level WC, wall tiling, towel radiator, ceiling spotlights and double glazed window to rear.



Bedroom Three

Central heating radiator, power points and two "Velux" skylights to front.





Bedroom Four

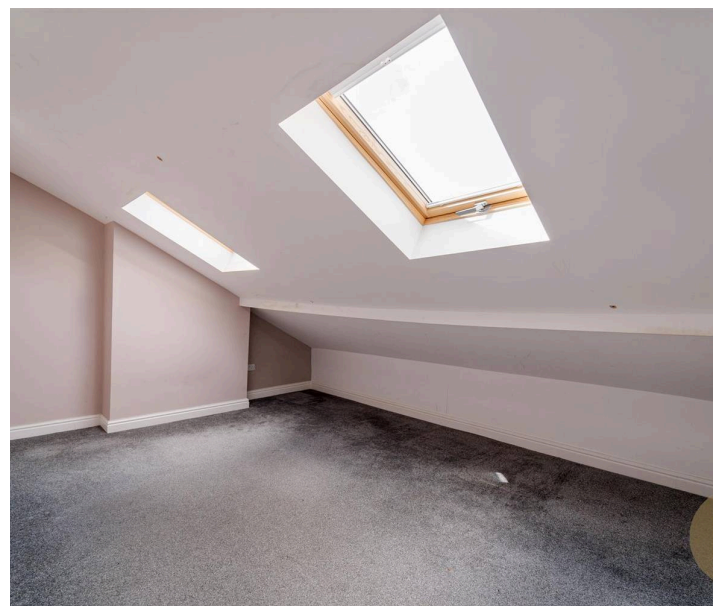
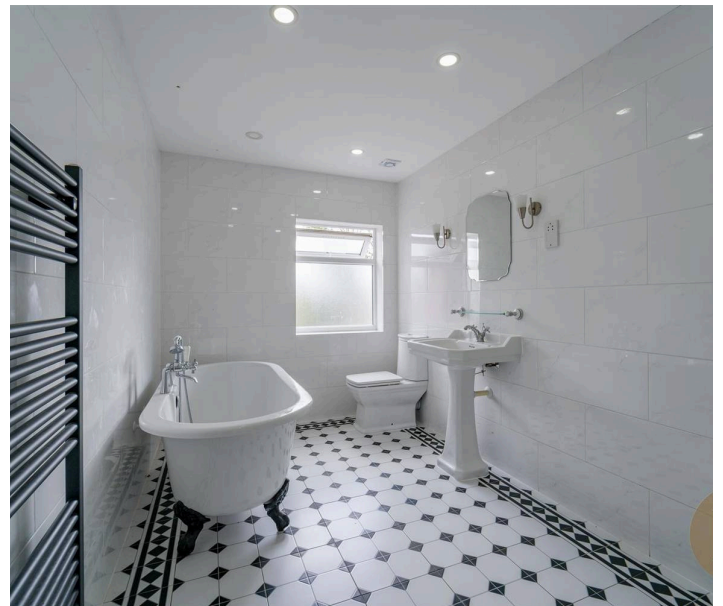
Central heating radiator, power points, ceiling light point and double glazed window to rear.

Second Floor Bathroom

A modern suite with freestanding bath with claw feet, corner shower cubicle, wash hand basin, low level WC, towel radiator and double glazed window to rear.

Garden

The property is set back behind a small front garden whilst the rear garden comprises a patio, lawn, established borders and side gate to front.



Council Tax band: D

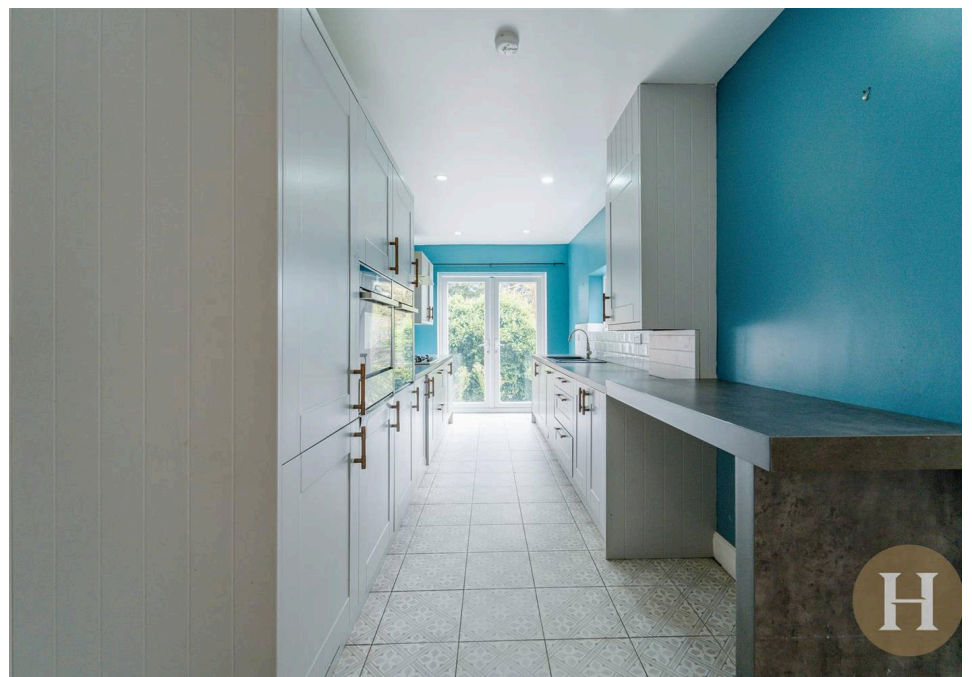
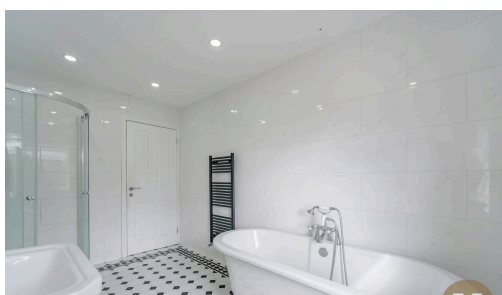
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- No upward chain
- Substantial four bedroom home on Grosvenor Road
- Set over three floors with dormer loft conversion
- Two bathrooms plus additional study



Approx Gross Internal Area
149 sq m / 1600 sq ft



Ground Floor
Approx 48 sq m / 519 sq ft

First Floor
Approx 52 sq m / 562 sq ft

Second Floor
Approx 48 sq m / 520 sq ft

☐ Denotes head height below 1.5m

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.