



**Grafton Road Handsworth, B21 8PL**

**Offers In The Region Of £254,950**

**midland**  
**residential**



4  2  1  E 

Midland Residential is pleased to present this 4-bedroom semi-detached house located in a popular residential area of Handsworth. Being generously proportioned and extended to the ground floor. Having an entrance hallway, two reception rooms, an extended kitchen and a shower room. On the first floor, three bedrooms, a master bathroom, with door access with stairs leading through to a loft bedroom. The property is sold with no onward chain, early viewings are advised and strictly by appointment only.

- Semi Detached
- Four Bedrooms
- Extended Ground Floor
- Two Reception Rooms
- Fitted Kitchen
- Bathroom & Shower Room
- Gas Central Heating
- Double Glazed Windows (w/s)
- EPC Rating E
- Council Tax Band B

## Description

### Approach

Having a slabbed front garden, providing a gated side entrance to the rear

### Entrance

Having a UPVC double glazed front door, gas meter cupboard, with door leading to

### Hallway

Having laminate flooring, central heating radiator, door to understairs store with main gas boiler, stairs leading to the first floor, doors leading thereof:

### Front Reception Room

4.79 x into bay x 3.42 (15'8" x into bay x 11'2" )  
Having laminate flooring, UPVC double-glazed five-sided bay window, central heating radiator, fire surround with gas fire inset (not tested), electric fuse board and meter access point, ceiling light point

### Rear Reception Room

3.96 x 3.42 (12'11" x 11'2")  
Having laminate flooring, UPVC double glazed window to rear, fire surround with gas fire inset (not tested), central heating radiator, ceiling light point

### Kitchen

7.31 x 2.71 (23'11" x 8'10" )  
Having vinyl flooring, UPVC double glazed three sided bay to side elevation, UPVC door with half double glazed panel providing access

to the side elevation, UPVC double glazed windows to side elevation, a selection of wall and base units with integrated ovens, laminated work surface with gas hob and extractor over, stainless steel sink with tap over inset, three ceiling light points, door leading to:

### Shower Room

1.19 x 2.52 (3'10" x 8'3")  
Having vinyl flooring, close coupled WC, wash hand basin, tap over and pedestal, offset quadrant shower enclosure, with thermostatic shower and riser, UPVC double glazed window to the rear, UPVC double glazed window to the side elevation, plastic wall panelling, plastic ceiling panelling, extractor fan, ceiling light point

### Stairs & Landing

Having a fitted carpet, painted handrail, UPVC double glazed window to side elevation, ceiling light point, central heating radiator, doors leading thereof

### Bedroom 1

3.68 x 4.53 (12'0" x 14'10")  
Having a fitted carpet, central heating radiator, UPVC double glazed window to the fore, ceiling light point

### Bedroom 2

3.56 x 3.62 (11'8" x 11'10" )  
Having fitted carpet, central heating radiator, UPVC double-glazed window to rear, door leading to understairs store, ceiling light point

### Bedroom 3

3.08 x 2.74 (10'1" x 8'11")  
Having a fitted carpet, central heating radiator, UPVC double glazed window to rear, ceiling light point

### Master Bathroom

2.21 x 1.81 (7'3" x 5'11")  
Having vinyl flooring, close coupled WC, wash hand basin with taps over and pedestal below, bath with taps over, central heating radiator, part-tiled splashback wall tiles, extractor fan, UPVC double-glazed window to side elevation, ceiling light point

### Bedroom 4

5.43 into eaves x 4.35 (17'9" into eaves x 14'3")  
Having stairs leading to the attic, fitted carpet, UPVC double glazed window to side elevation, ceiling light point

### Material Information

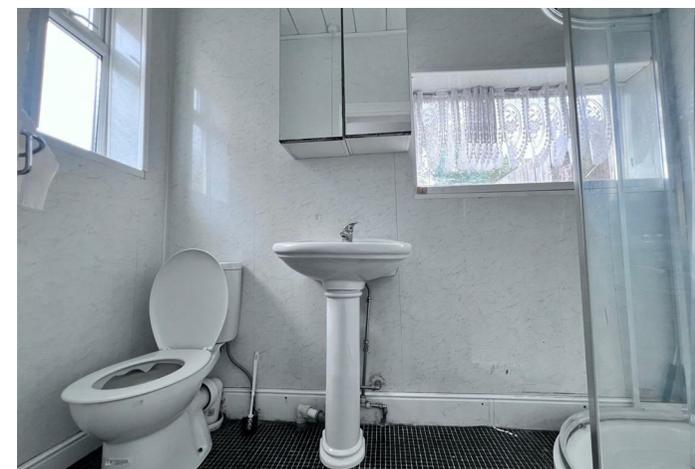
Material Information: Council tax band: B with Birmingham council, Tenure: Freehold, Property type: Semi-Detached, Property construction: Standard form, Electricity supply: Mains electricity, Solar Panels: No, Other electricity sources: No, Water supply: Mains water supplied by Severn Trent Water Sewerage: Mains supplied by Severn Trent Water, Heating: Central heating, Heating features: Double glazing, Broadband: FTTP (Fibre to the Premises), Mobile coverage: O2 - Good outdoor, variable in-home, Vodafone - Good outdoor,

variable in-home, Three - Good outdoor, variable in-home, EE - Good outdoor, variable in-home, Parking: none, Building safety issues: No, Restrictions - Listed Building: No, Restrictions - Conservation Area: No, Restrictions - Tree Preservation Orders: None, Public right of way: No, Long-term area flood risk: There is a very low flood risk for this property. Coastal erosion risk: No, Planning permission issues: No, Accessibility and adaptations: None, Coal mining area: On the coalfield, Energy Performance rating: E. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

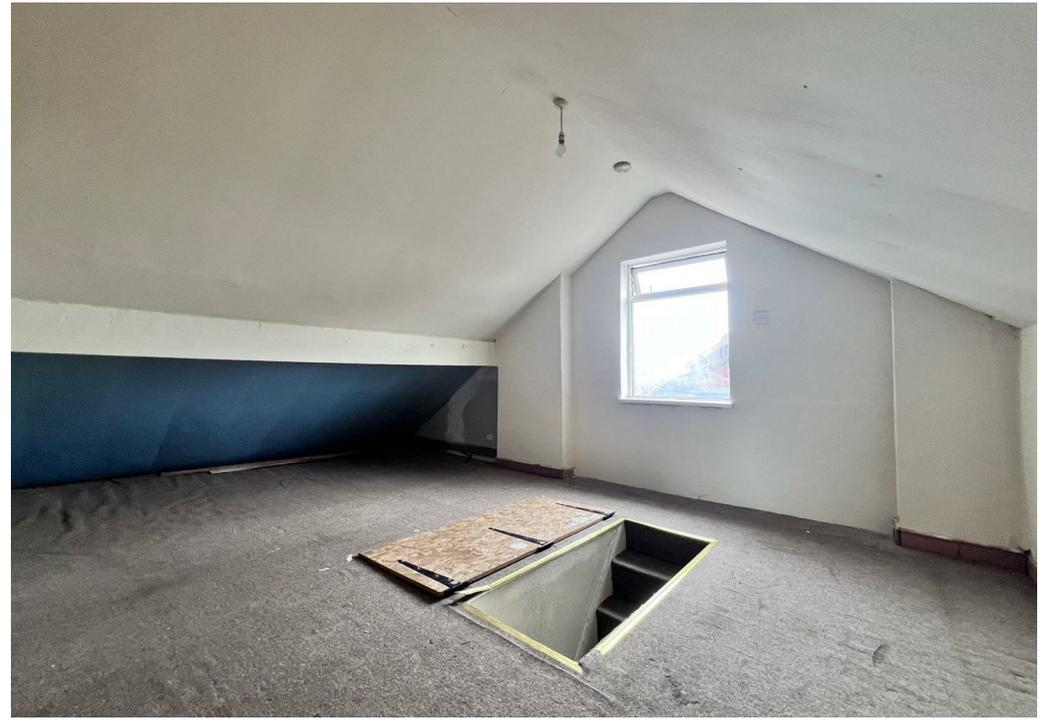
### Disclaimer

We would be delighted to discuss the purchase with you and to assist with any queries you may have regarding the property, arranging a mortgage or giving a sale valuation on your existing home. These Particulars of Sale were prepared and photographed by Midland Residential. Items contained within the property will not remain when the sale completes unless by separate negotiation. DISCLAIMER NOTICE: Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within the ownership of the sellers, therefore the buyer must assume the

information given is incorrect. Neither has the Agent checked the legal documentation to verify the legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect until it has been verified by their own solicitor. All measurements in these sales particulars are approximate and photographs are deemed representative of the property, but no assumption should be made in respect of the property or locality which might not be shown. Misrepresentation Act 1967: These particulars, whilst believed to be accurate, are set out as a general outline 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. Statements about the property are without responsibility on the part of Midland Residential, or their client, nor are they to be relied on as representations of fact. The applicant should satisfy themselves by inspection or otherwise as to the accuracy of the particulars. No representation or warranty about the property is given by the client or the Agents or any of their employees authorised to do so. Money Laundering Regulations: Intending purchasers will be asked to produce documentation at the offer stage, and a one-off fee of £30.00 per applicant is payable. We ask for your co-operation to prevent a delay in agreeing the sale.



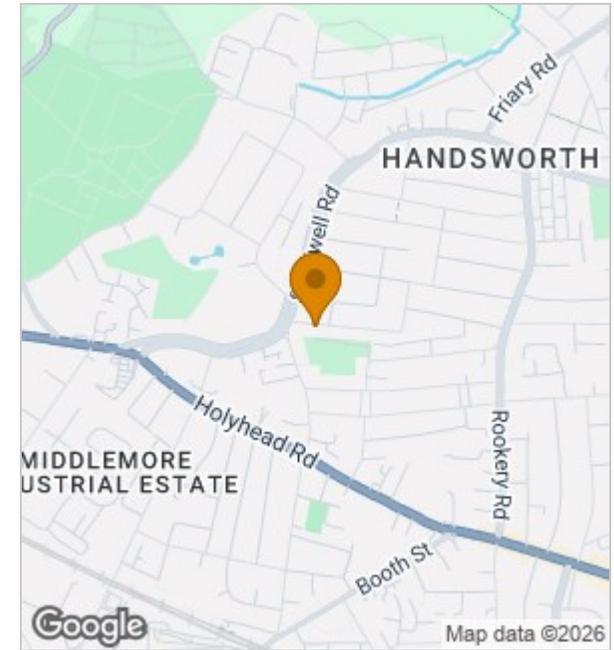




## Floor Plans



## Area Map



**Property Particulars.** These particulars, whilst believed to be accurate, are set out as a general guide and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. This property is being handled by **Midland Residential**. We would be delighted to discuss the purchase with you and assist with any queries you may have regarding the property, arranging a mortgage, or providing a sales valuation on your existing home. These Particulars of Sale were prepared and photographed by **Midland Residential**. Unless stated otherwise or agreed through separate negotiation, items contained within the property will not remain upon completion of the sale. All measurements are approximate and must not be relied upon.

### Disclaimer Notice

**The Digital Markets, Competition and Consumers Act 2024 (DMCCA).** The Agent has not tested any apparatus, equipment, fixtures, fittings, or services, and therefore does not verify whether they are in working order, fit for purpose, or within the ownership of the sellers. The buyer must assume any information provided is incorrect unless verified by their own solicitor or surveyor. The Agent has not checked the legal documentation to verify the legal status of the property or the validity of any guarantees. All measurements in these particulars are approximate, and photographs are provided for general guidance only. Items shown in photographs are not included unless specifically mentioned in writing within these particulars. Separate negotiation may be available for such items. No assumption should be made regarding the property or locality that is not specifically shown or confirmed. **Misrepresentation Act 1967.** These particulars are not to be regarded as an offer or contract. Statements about the property are made without responsibility on the part of **Midland Residential** or the seller, and should not be relied upon as representations of fact. Purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars. Neither the client, the Agent, nor any employee has authority to make or give any representation or warranty regarding the property. **Tenure.** We have been advised by the vendor that the property is **Freehold**. The Agent has not had sight of the title documents; therefore, prospective purchasers are advised to obtain verification from their solicitors. **Anti Money Laundering Regulations.** In accordance with Anti-Money Laundering (AML) regulations, intending purchasers will be required to produce identification documentation at the offer stage. Failure to comply with this request will result in the offer being refused. A **non-refundable fee of £36.00 per person** is payable when an offer is accepted in principle. We appreciate your cooperation in helping to prevent delays in agreeing the sale.

923 Walsall Road, Birmingham, West Midlands, B42 1TN  
 Tel: 01213477000 Email: [info@midlandresidential.co.uk](mailto:info@midlandresidential.co.uk) <https://www.midlandresidential.co.uk>

## Energy Performance Graph

