



48 Grosvenor Road, Birmingham, B17 9AN

**Asking Price £475,000**

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. Benefitting from a dormer loft conversion the property boasts a further two double bedrooms and additional family bathroom.

### 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.

### Reception Hall

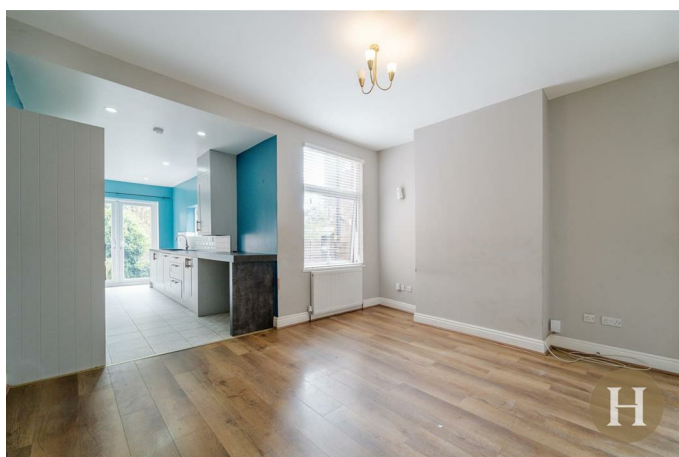
Central heating radiator, two ceiling light points, center archway, staircase to the first floor landing, tiled floor and double glazed front door.

### Living Room



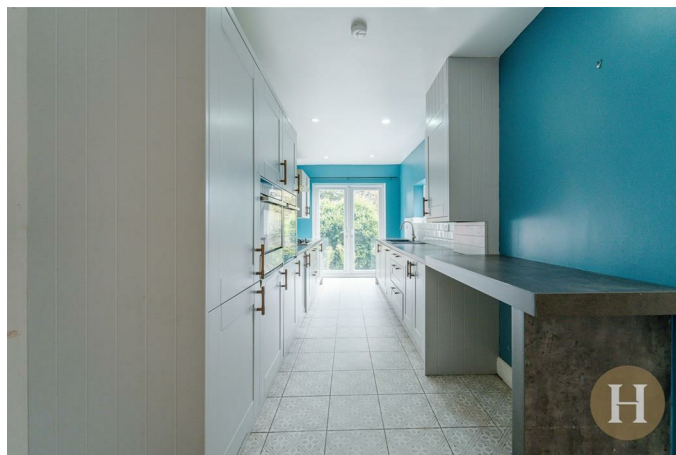
Feature fireplace with ornate tiling, central heating radiator, laminate flooring, ceiling light point, power points and double glazed bay window to front.

### 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.

### On The First Floor

A tread staircase leads to the first floor landing with a central heating radiator.

### Bedroom One



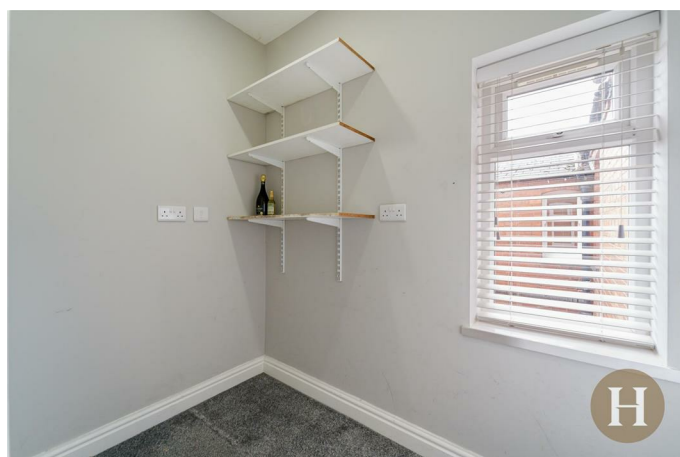
Two central heating radiators, power points, ceiling spotlighting and two double glazed windows to front.

### Bedroom Two



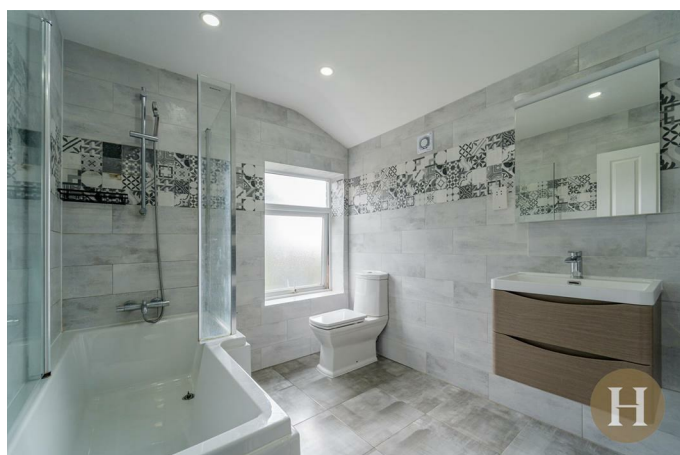
Central heating radiator, power points, ceiling spotlights and double glazed window to rear.

### Study



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

### 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.

### On The Second Floor

A further staircase leads to the second floor landing.

### 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.

### Outside

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.

### **General Information**

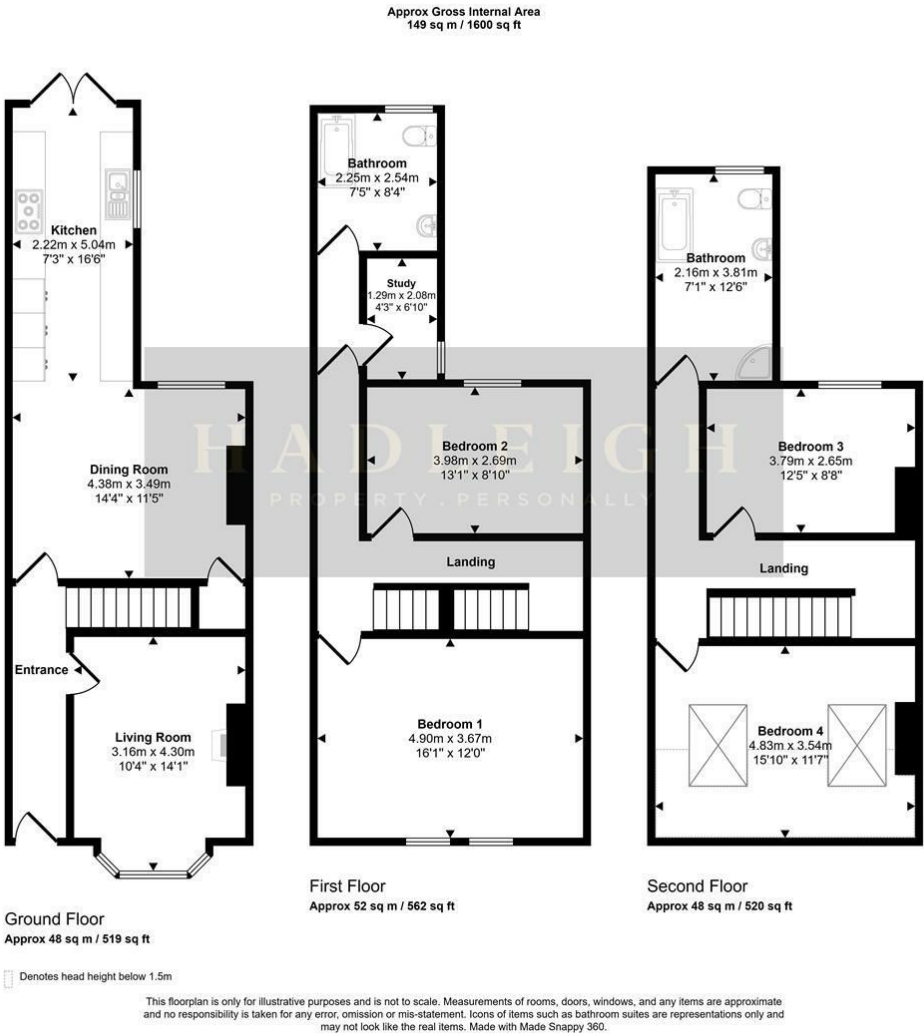
We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

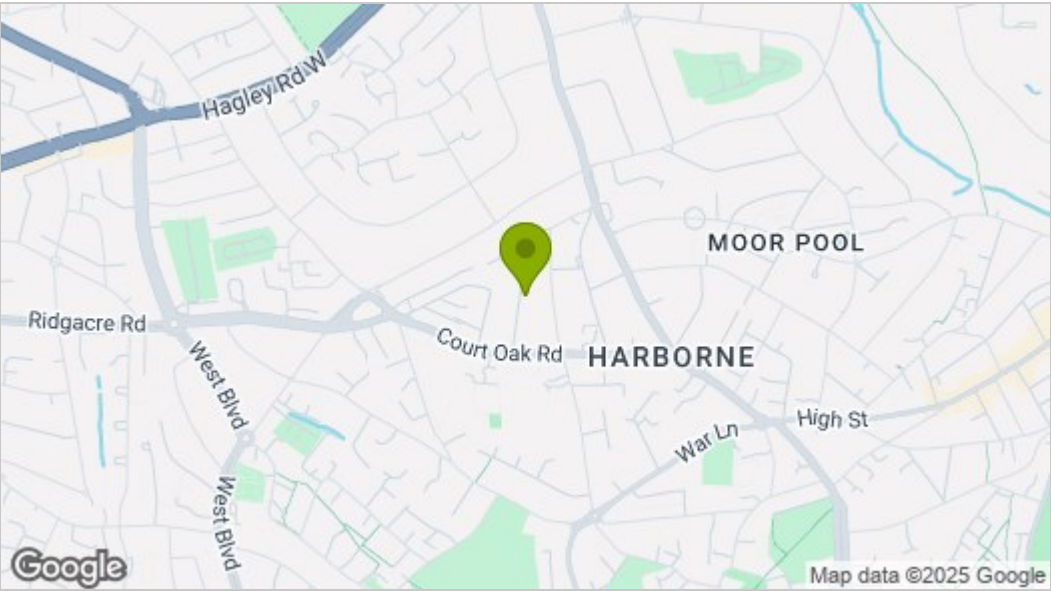
EPC – D

Council Tax Band – D

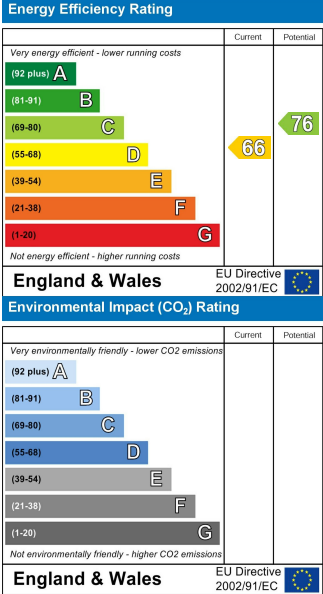
Floor Plan



Area Map



Energy Efficiency Graph



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.