



72 Grosvenor Road, Birmingham, B17 9AN

**Asking Price £440,000**

Hadleigh Estate Agents are delighted to offer this fantastic three bedroom terraced property for sale. Located on Grosvenor Road the property is conveniently located for all amenities, including primary and secondary schools.

The property boasts traditional Victorian features whilst sympathetically boasting modern touches throughout. In brief this home offers entrance porch and hallway, leading to a spacious lounge, an open plan style dining room and fitted kitchen with ample storage and rear patio doors. On the first floor the master bedroom benefits from its own ensuite, with a further two good sized bedrooms and family bathroom. To the rear of the property is a low maintenance private garden.



## Location

GROSVENOR ROAD is conveniently located for easy access into Harborne High Street, offering an array of bars, restaurants and shops. Local leisure facilities include Harborne Leisure Centre and Harborne Golf Club, along with excellent transport links into Birmingham City Centre and nearby Queen Elizabeth Hospital.

## Porch/ Hallway

Obscure glazed front door, with partially glazed internal door. Two ceiling light points, central heating radiator and stairs to first floor accommodation.

## Lounge



The spacious lounge benefits from bay window to the front elevation, including bespoke fitted shutters. Feature fireplace, traditional coving, central heating radiator and ceiling light point.

## Dining Room



Open plan dining room with kitchen off, fireplace and surround along with understairs storage. Patio doors lead out to the rear garden, central heating radiator, ceiling light point and traditional coving.

## Kitchen



Fitted kitchen with a range of base and wall units, sink and drainer unit. Plumbing for utilities along with integrated dishwasher. Five ring gas hob, extractor over and under unit lighting. Tiled splashbacks, central heating radiator, spotlights and rear door.

## Landing

Carpeted landing giving access to all rooms on the first floor, two ceiling light points, central heating radiator and loft access.

## Master Bedroom



The master bedroom benefits from two sash windows to the front elevation, feature fireplace and fitted wardrobe. Ceiling light point, central heating radiator and access to master ensuite.

## Ensuite



Partially tiled ensuite with walk in shower cubicle, including shower attachment. Vanity unit, low level flush WC and towel radiator.

## Bedroom Two



Spacious double bedroom boasting traditional feature fireplace, fitted wardrobe and window to the rear elevation. Ceiling light point, central heating radiator and internal glazed window.

## Bedroom Three



Spacious bedroom with carpeted flooring, window to the rear elevation, ceiling light point and central heating radiator.

## Bathroom



Partially tiled bathroom suite with low level flush WC, shower over bath and hand wash basin. Opaque window to the side elevation, ceiling spotlights and towel radiator.

## Garden



Private garden boasting two paved patio areas, predominantly laid to lawn and planted borders.

## 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.

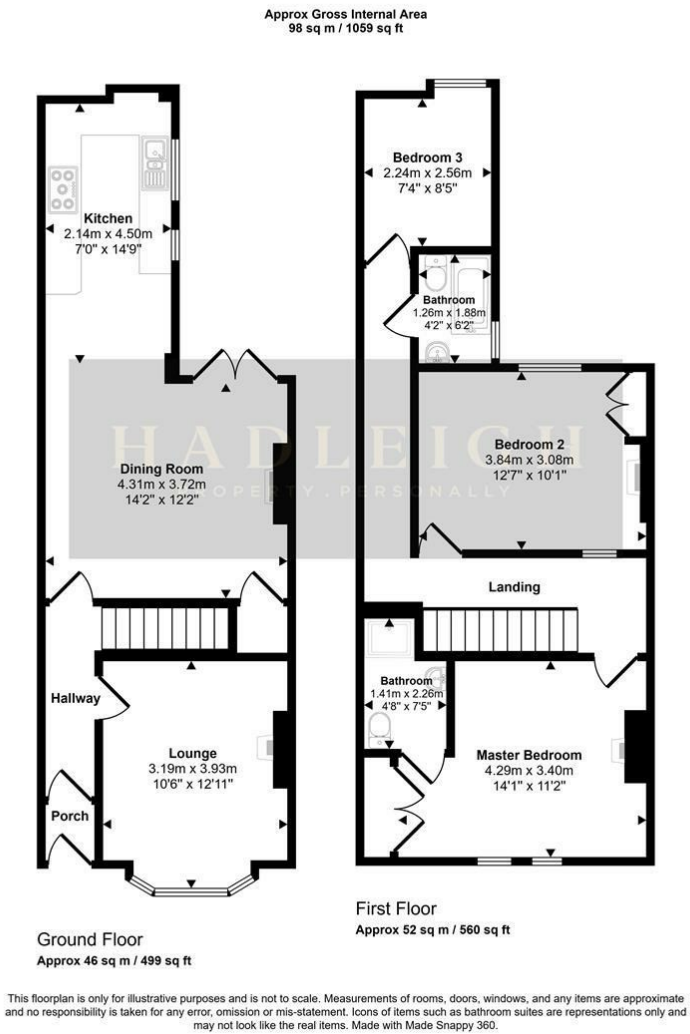
Tenure - Freehold

EPC - E

Council Tax Band - D



Floor Plan



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

