



48 Grosvenor Road, Birmingham, B17 9AN

Offers Over £490,000

A particularly spacious four bedroom three storey mid terrace with two bathrooms and study.

EPC BAND RATING D

TAX BAND - D

TENURE - Freehold

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 all of which are just a short distance away, along with 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.

Introduction

48 GROSVENOR ROAD is a much improved traditional mid terraced residence that fully merits an internal inspection. The gas centrally heated and double glazed accommodation comprises a reception hall, two reception room, kitchen, four bedrooms, study/bedroom five and two bathrooms. To the rear is a good-sized rear garden.

On The Ground Floor

The property is set back behind a small front garden with pathway.

Reception Hall

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

Front Reception Room 14'4" x 10'10" (4.37m x 3.30m)

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

Rear Reception/Dining Room 14'2" x 11'9" (4.32m x 3.58m)

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

Kitchen 16'4" x 7'10" (4.98m x 2.39m)

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 16'2" x 12'0" (4.93m x 3.66m)

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

Bedroom Two 13'0" x 8'9" (3.96m x 2.67m)

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

Study/Bedroom 5 6'10" x 4'3" (2.08m x 1.30m)

Double glazed window to side.

Bathroom

Paneled bath with shower over, wash hand basin, low level WC, wall tiling, space saver heated towel rail, ceiling spotlighting and double glazed window to rear.

On The Second Floor

A further staircase leads to the second floor landing.

Bedroom Three 14'10" x 7'9" (4.52m x 2.36m)

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

Bedroom Four 12'2" x 8'9" (3.71m x 2.67m)

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

Second Floor Bathroom

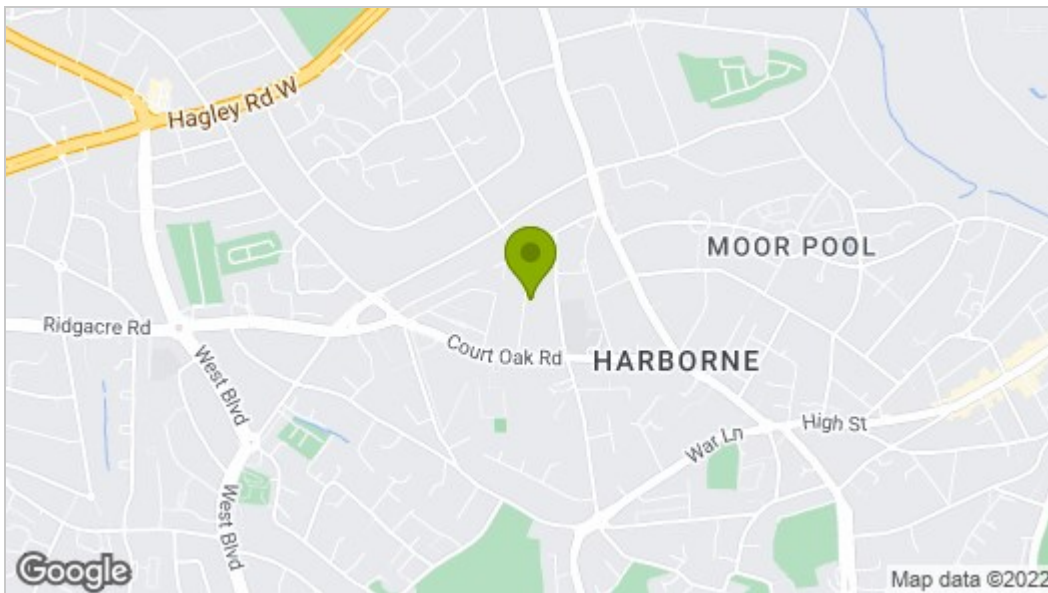
A modern suite with freestanding bath with claw feet, corner shower cubicle, wash hand basin, low level Wc, space saver heated towel rail and double glazed window to rear.

Outside

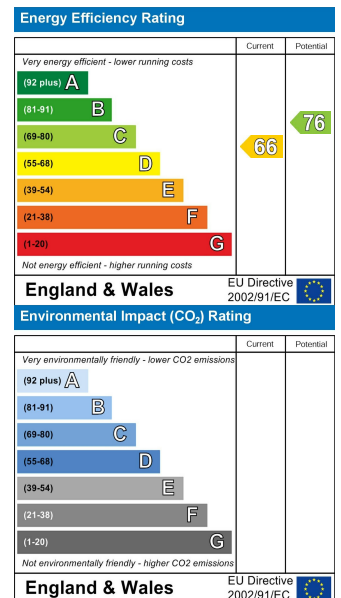
The property is set back behind a small front garden whilst the rear garden comprises a patio, lawn, established borders and side gate to front.

Floor Plan

Area Map



Energy Efficiency Graph



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