

Greswolde Road,



£1,200 PCM

Greswolde Road,

- Mid-Terrace
- 3 Bedrooms
- Kitchen
- Double Glazing
- Reception Room
- Garden
- Gas Central Heating
- Ideal Family Home

Tenure:

Council Tax Band: A

Welcome to this charming property located on Greswolde Road in Birmingham! This delightful end terrace house boasts a spacious 906 sq ft of living space, perfect for a family looking for a new home.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing with loved ones. The property features three lovely bedrooms, offering plenty of space for a growing family or guests. The impressive bathroom with a separate toilet adds a touch of luxury to this wonderful home.

One of the highlights of this property is the beautiful kitchen, where you can unleash your culinary skills and create delicious meals for your family and friends. The kitchen is not only functional but also aesthetically pleasing, making it a joy to spend time in.

Outside, you will find a charming garden, perfect for enjoying a cup of tea on a sunny day or hosting a barbecue for your loved ones. The garden provides a tranquil retreat from the hustle and bustle of city life, allowing you to relax and unwind in your own private oasis.

Don't miss the opportunity to make this lovely property on Greswolde Road your new home. With its inviting living spaces, three bedrooms, impressive bathroom, beautiful kitchen, and a peaceful garden, this house has everything you need to create lasting memories with your family.

Lounge Area

7.55m x 3.58m (24'9" x 11'9")

Double glazed bay window to front, Double glazed window to rear, laminate flooring, wall mounted radiator, ceiling lights, skirting, coving to ceiling

Kitchen

2.00m x 2.17m (6'7" x 7'1")

Double glazed window to rear, double glazed door to garden, tile flooring, splashback tiling, ceiling lights, storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan

Separate WC

0.81m x 1.35m (2'8" x 4'5")

Double glazed window to side, tile flooring, ceiling light, toilet

Bathroom

2.38m x 2.17m (7'9" x 7'1")

Privacy double glazed window to side, tile flooring, wall tiles, bathtub with mixer tap, shower unit, pedestal sink with mixer tap, heated towel rail

Bedroom 1

3.69m x 3.58m (12'1" x 11'9")

Double glazed window to front, laminate flooring, wall mounted radiator, skirting, ceiling light, wardrobes

Bedroom 2

3.67m x 2.77m (12'0" x 9'1")

Double glazed window to rear, laminate flooring, wall mounted radiator, skirting, ceiling light, wardrobes

Bedroom 3

3.21m x 2.17m (10'6" x 7'1")

Double glazed window to rear, laminate flooring, wall mounted radiator, skirting, ceiling light, wardrobes

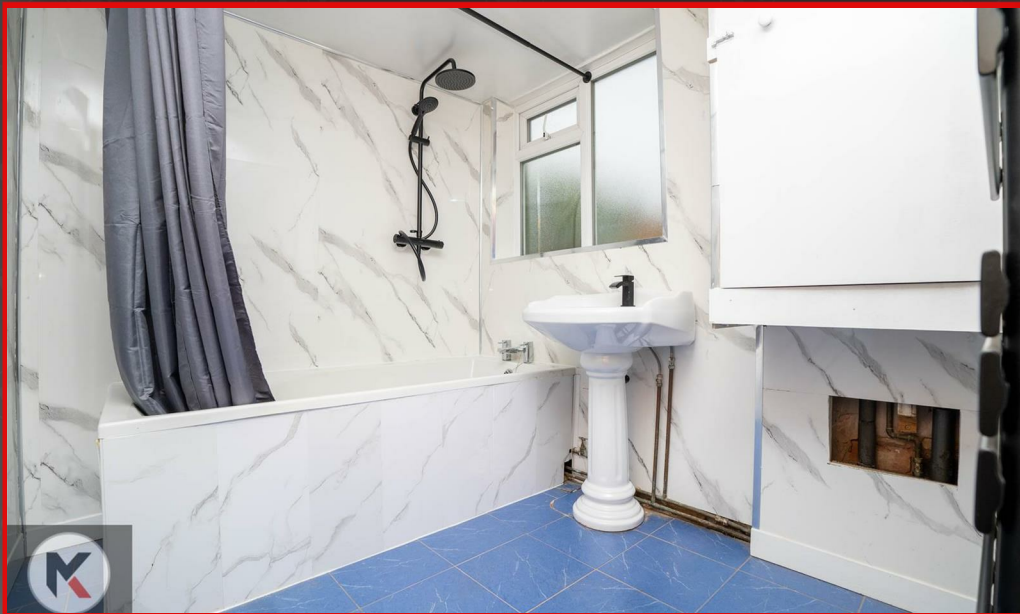
Garden

Spacious garden, privacy from rear, Fence panels to boundaries, patio area, Hedge shrubs

Directions



Greswolde Road,



Greswolde Road,



Greswolde Road,



Manny
Klarico
ESTATE AGENTS



Total area: approx. 84.2 sq. metres (905.8 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | 88 | (92 plus) A | | | |
| (81-91) B | | | | (81-91) B | | | |
| (69-80) C | | 68 | | (69-80) C | | | |
| (55-68) D | | | | (55-68) D | | | |
| (39-54) E | | | | (39-54) E | | | |
| (21-38) F | | | | (21-38) F | | | |
| (1-20) G | | | | (1-20) G | | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | | EU Directive 2002/91/EC | |

176 Highfield Road
Hall Green
Birmingham
West Midlands
B28 0HT

0121 777 7211

www.mannyklarico.co.uk

