

Greswolde Road,



Offers Over £180,000



# Greswolde Road,

- Mid-Terrace
- 3 Bedrooms
- Potential Development Project
- Rear Extension
- 2 Reception Rooms
- Garden
- Desirable Location
- Potential To Become A Stunning Family Home

Tenure: Freehold  
Council Tax Band: A

Nestled on the charming Greswolde Road in Birmingham, this delightful mid-terrace house offers a wonderful opportunity for those seeking a family home or a potential development project. Spanning an impressive 844 square feet, the property boasts three spacious bedrooms and two inviting reception rooms, providing ample space for both relaxation and entertaining.

Constructed in the 1920s, this home retains a sense of character and charm, while also presenting the perfect canvas for modernisation. The generous layout allows for creative possibilities, making it an ideal choice for buyers looking to put their personal touch on a property. The well-proportioned rooms are filled with natural light, creating a warm and welcoming atmosphere throughout.

Situated in a great location, residents will benefit from easy access to local amenities, schools, and transport links, ensuring convenience for everyday living. The potential to transform this house into a stunning family home is evident, with the opportunity to enhance its features and create a space that truly reflects your style and needs.

Whether you are a first-time buyer, a growing family, or an investor looking for a promising project, this property on Greswolde Road is not to be missed. Embrace the chance to make this house your own and enjoy all that this vibrant area has to offer.

**Reception**  
3.70m x 2.48m (12'2" x 8'2")  
Double glazed window to front, carpet flooring, wall mounted radiator, ceiling lights, wall lights, skirting, coving to ceiling

**Living Room**  
3.63m x 3.54m (11'11" x 11'7")  
Double glazed window to rear, carpet flooring, fireplace, chimney breast, ceiling light, skirting, wall mounted radiator

**Kitchen**  
3.00m x 1.98m (9'10" x 6'6")  
Double glazed window to side, double glazed door to rear, tile flooring, splash back tiling, ceiling lights, storage units, worktops, drainer sink with mixer tap, wall mounted radiator

**Bathroom**  
2.15m x 1.65m (7'1" x 5'5")  
Privacy double glazed window to side, Lino flooring, wall tiles, bathtub with mixer tap, shower unit over bath, wash basin with mixer tap, toilet, extractor fan, wall mounted radiator, Built up storage

**Bedroom 1**  
3.69m x 3.52m (12'1" x 11'7")  
Single glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

**Bedroom 2**  
3.63m x 2.61m (11'11" x 8'7")  
Single glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

**Bedroom 3**  
2.80m x 1.98m (9'2" x 6'6")  
Single glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

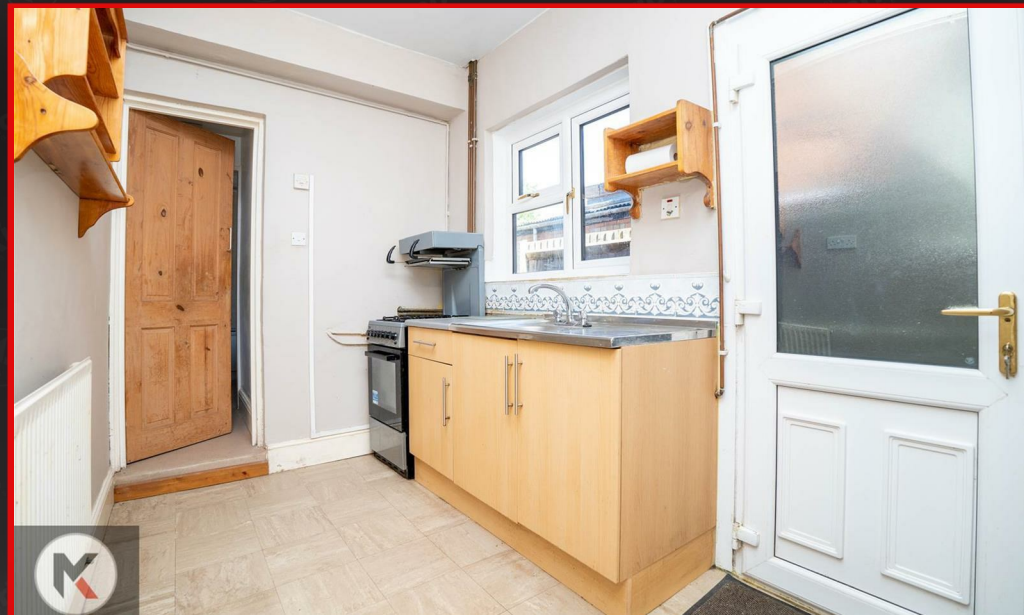
**Garden**  
Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, Hedge shrubs

## Directions





Greswolde Road,



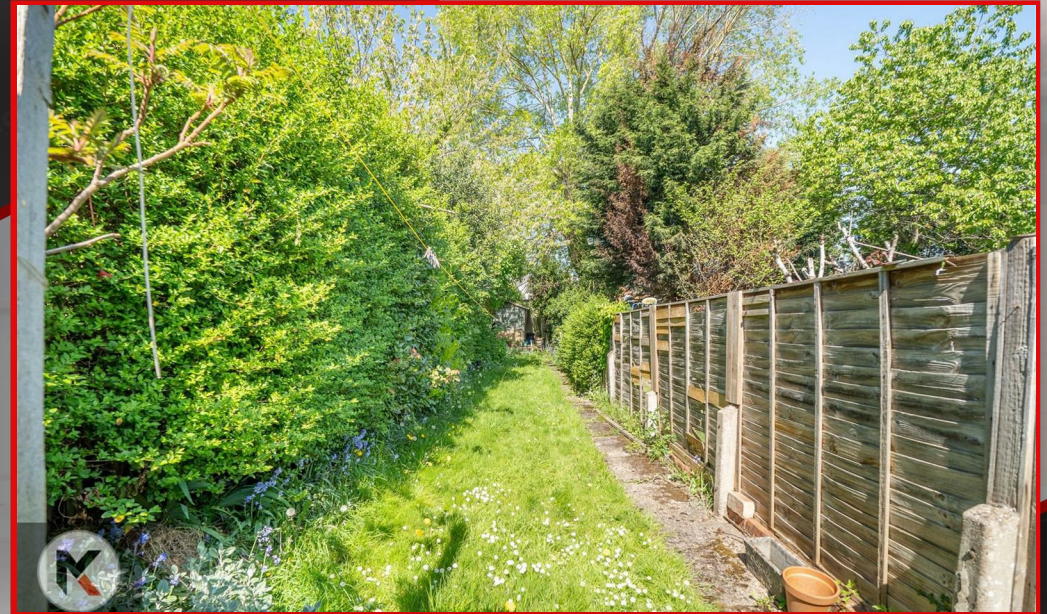


Greswolde Road,





Greswolde Road,





Greswolde Road,



Manny  
**Klarico**  
ESTATE AGENTS



Total area: approx. 78.4 sq. metres (843.5 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		80	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	62		(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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