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Allan Morris

estate agents



19 Grigg Grove, Northfield, Birmingham, B31 5HR

This freehold semi-detached family home is situated in a small residential cul-de-sac, with a good sized private rear garden with a lovely westerly aspect and has been modernised by the current owners, including refitted bathroom, refurbished kitchen, addition of a downstairs toilet and retiled roof.



Allan Morris & Peace Limited trading as Allan Morris Estate Agents. Registered in England and Wales, Company Number 06434677

Registered Office: 18 High Street, Bromsgrove, Worcestershire. B61 8HQ.



Price £280,000

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IMPORTANT INFORMATION

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property.

MEASUREMENTS - Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully.

FIXTURES AND FITTINGS - Only those items specifically mentioned in these details are included in the sale price.

SERVICES - The mention of any services and/or appliances does NOT imply their full and efficient working order, as they have NOT been tested by Allan Morris.

Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these details.

We reserve the right to check the identity of vendors and purchasers to comply with money laundering regulations.

LETTINGS - If you would like to rent your property out, or alternatively rent a property from us, contact our Letting Department on 01905 770400.

VIEWING - By appointment with Bromsgrove office at 18 High Street, or telephone **01527 874646**.
Open Monday to Friday 9.00am to 5.30pm and Saturdays 9.00am to 4.00pm.



- Freehold semi-detached family home
- Three bedrooms
- Refitted bathroom
- Hallway with Toilet
- Lounge
- Family Room
- Refurbished kitchen
- Private garden with westerly aspect
- Off-road parking
- PVC double glazing & gas CH

The property more particularly comprises:

A double glazed enclosed porch with a front door, having a leaded and stained glass panel, opening to the RECEPTION HALLWAY having stairs to the first floor, doors to lounge, family room and kitchen, radiator, picture rail, ceiling light point and a door to:

TOILET

Having a white low flush w/c and wash hand basin with a cupboard below and tiled splashback. An inset ceiling spotlight.

LOUNGE 12'7" x 10'11" (3.84m x 3.33m)

(Measurements include fireplace & bay) having a feature fireplace with an electric stove, double glazed bay window to front with fitted blinds, a feature panelled wall, recess with built-in cupboard and shelving, radiator, picture rail and a ceiling light point.

FAMILY ROOM 14'10" x 10'7" (4.52m x 3.23m)

(Measurements include recesses) having a large double glazed window with twin French doors opening to the rear garden, laminate wood flooring, radiator, picture rail and a ceiling light point.

FITTED KITCHEN 14'9" x 6'2" < 6'11" (4.50m x 1.88m < 2.11m)

(Measurements include units) having a range of base and wall units with a worktop surface, breakfast bar, single bowl/single drainer sink, recesses for fridge, washing machine and tumble dryer, built-in electric oven and four ring gas hob with a cookerhood over. Part tiled walls, double glazed windows to both sides, double glazed window and door opening to the rear garden. Laminate wood flooring, radiator, two ceiling light points and a cupboard housing the wall mounted 'Worcester' gas-fired combination boiler, installed in January 2021.

From the hallway, the stairs with balustrade lead up to the FIRST FLOOR LANDING having an obscure double glazed window to side, ceiling light point and an access hatch with a pull-down ladder to the boarded loft.

BEDROOM ONE 14'11" x 10'6" (4.55m x 3.20m)

(Measurements include recesses) having a double glazed window to rear, radiator, picture rail and a ceiling light point.

BEDROOM TWO 13'2" x 10'3" (4.01m x 3.12m)

(Measurements include bay & recesses) having a double glazed bay window to the front, radiator, picture rail and a ceiling light point.

BEDROOM THREE 7'3" x 6'7" (2.21m x 2.01m)

Having a double glazed window to the front, radiator, picture rail and a ceiling light point.

REFITTED BATHROOM 8'5" x 6'3" (2.57m x 1.91m)

(Measurements include suite) having a contemporary white suite comprising: a low flush w/c; wash hand basin with a drawer and shelf below and a lit mirror over; and a panelled bath with shower and screen over. Part tiled walls, obscure double glazed windows to side and rear, towel rail radiators, extractor fan and three inset ceiling spotlights.

OUTSIDE

PARKING

The house stands behind a block paved frontage providing off-road parking for two cars side-by-side.

GARDENS

The property benefits from a private rear garden with a lovely westerly aspect, comprising: a composite decked patio to the rear of the family room, beyond which is a lawn with a paved pathway to the rear and a two tier paved terrace along the side. To the side of the house there is a further paved area providing space for a shed and bin storage and having a water tap and a gate to the front.

GENERAL INFORMATION

TENURE

The vendor advises us that the property is FREEHOLD. Allan Morris & Peace Limited would stress that they have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.

COUNCIL TAX BAND: B

(Bromsgrove District Council)

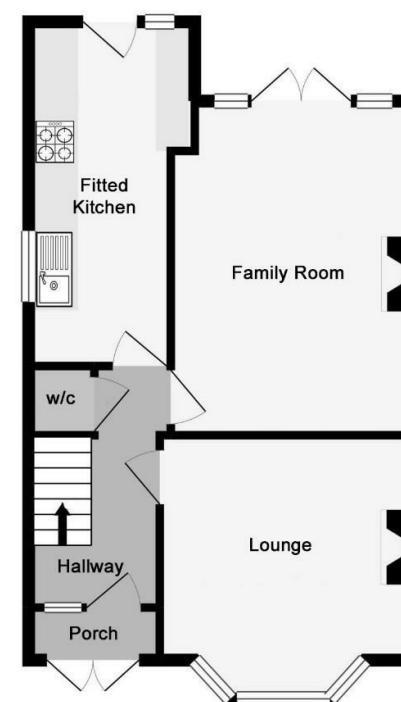
EPC RATING: D

(Energy Performance Certificate)

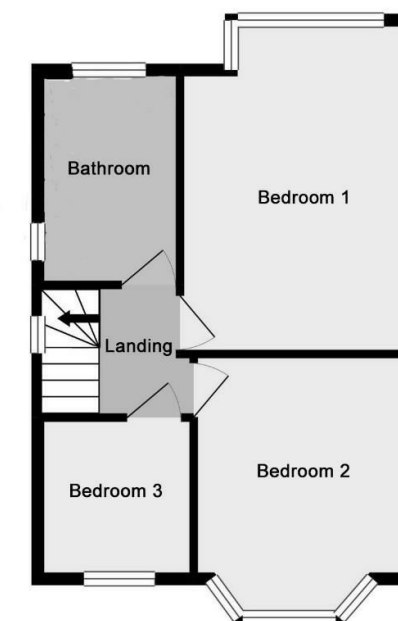
DIRECTIONS

From the M5 junction 4: take the A38 towards Birmingham. Proceed through Rubery and at the Longbridge island take the first exit into Bristol Road South. Take the fifth turning on the left into Farren Road, then first left into Grigg Grove, where the property will be found at the head of the cul-de-sac, as indicated by the agent's 'for sale' board.

AMP:2420/D1



Ground Floor



First Floor

Not to scale.

For general guidance purposes only and not to be taken as a statement of fact.