



28 GLENROYDE, BIRMINGHAM, B38 9UT
OFFERS OVER £175,000

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A THREE BEDROOM MID TERRACED HOME OFFERED WITH NO ONWARD CHAIN!!!

A well presented three bedroom home in Kings Norton South which has been modernised throughout in recent years. In brief the property offers: entrance porch leading to the entrance hallway, spacious living room with a rear porch/store and a generous modern kitchen. To the first floor: three bedrooms, of which two are doubles and one single, and family bathroom with separate shower cubicle. Please call now to arrange your viewing!

EPC - In progress.

Approach

A pathway leads up to the main front entrance via an enclosed entrance porch, with storage and further door into;

Hall

With stairs off to the first floor, doors to two storage cupboards, doors off to;

Living Room

17'9" max x 10'2" max (5.43m max x 3.12m max)

Double doors leading out to the rear garden. With door to rear lobby area which in turn has further doors to rear garden and into a store.

Kitchen

12'7" max x 11'6" max (3.84m max x 3.51m max)

Landing

Doors to two storage cupboards and leads off to;

Bedroom One

14'5" max x 8'11" max (4.41m max x 2.73m max)

Bedroom Two

9'6" max x 8'8" max (2.92m max x 2.66m max)

Bedroom Three

7'10" max x 6'7" max (2.40m max x 2.03m max)

With a slanting wall- varying in length and width.

Bathroom

8'7" max x 5'6" (2.63m max x 1.70m)

With a recess that incorporates a shower cubicle.

Rear Garden

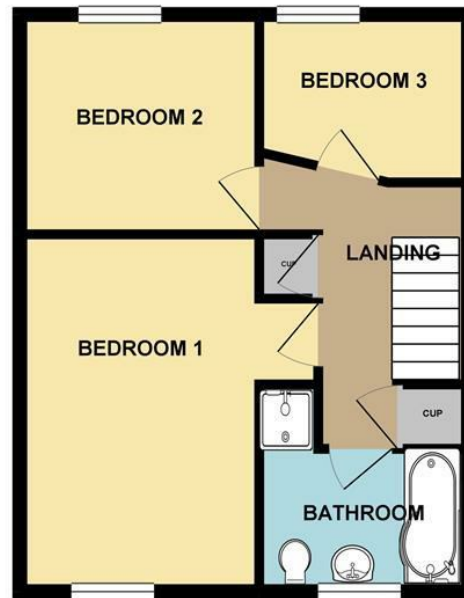
With paved patio area, mainly lawn beyond and brick store.



GROUND FLOOR 42.56 sq. m.
(458.08 sq. ft.)

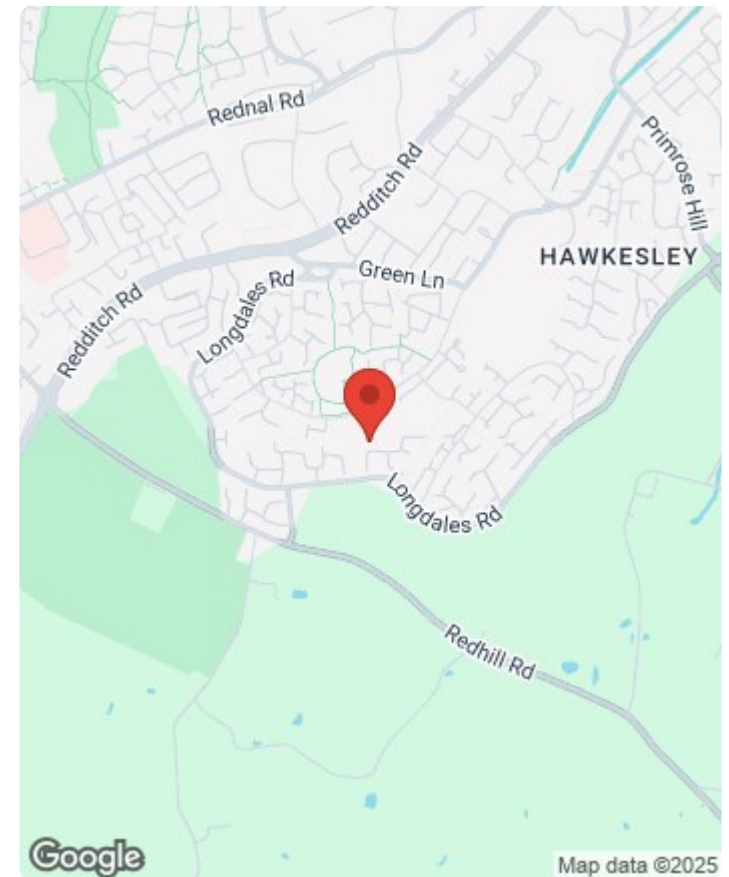


1ST FLOOR 37.88 sq. m.
(407.73 sq. ft.)



TOTAL FLOOR AREA : 80.44 sq. m. (865.81 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



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