



Upper Grosvenor Road, Birmingham B20 3RY

welcome to

Upper Grosvenor Road, Birmingham

*****EXTENDED & REFURBISHED***MID TERRACE***FIVE BEDROOMS***LOUNGE***DINING ROOM***GROUND FLOOR SHOWER ROOM***FIRST FLOOR BATHROOM***DRIVEWAY***REAR GARDEN*****

Entrance Hall

Tiled floor, Radiator, Two ceiling light points

Lounge

13' 10" into bay x 12' 2" (4.22m into bay x 3.71m)
Double glazed bay window to front, Radiator,
Ceiling light point, Laminate flooring

Dining Room

13' 9" x 10' (4.19m x 3.05m)
Laminate Flooring, Ceiling light point, Radiator

Kitchen

17' 8" x 16' 1" (5.38m x 4.90m)
Radiator, Tiled floor, Wall and floor cabinets,
Integrated washing machine, 5 point gas hob, 3
ceiling light point, Integrated dishwasher, Integrated
Fridge/ Freezer, Integrated oven, Integrated
microwave, New boiler, two double glazed skylight,
Bifold double glazed doors to rear, Island, Extended
with planning permission.

Downstairs Shower Room

WC, Heated towel rail, Sink, Ceiling light point, Large
shower, Tiled walls and floor

Landing

Doors to

Bedroom 1

13' 9" x 13' 8" (4.19m x 4.17m)
Radiator, No Flooring, Ceiling light point, Double
Glazed to rear

Bedroom 2

13' 11" x 12' 1" (4.24m x 3.68m)
Double Glazed bay to front, Ceiling light point,
Radiator, No Flooring





Bedroom 3

8' x 6' 9" (2.44m x 2.06m)

Radiator, No flooring, Ceiling light point, Double glazing 1/2 bay to front

Bathroom

8' x 6' 9" (2.44m x 2.06m)

Heated towel rail, WC, Sink, Shower over bath, Double glazing window to rear, Tiled walls and floor

Landing

Doors to

Bedroom 4

12' 2" x 11' 1" (3.71m x 3.38m)

Double glazed to rear, No flooring, Ceiling light point, Radiator

Bedroom 5

12' 2" x 11' 1" (3.71m x 3.38m)

Double glazed to rear, No flooring, Ceiling light point, Radiator, No Flooring, Ceiling light point



Shower Room

Fully tiled walls and floor, Double glazed window to front, Double electric shower, WC, Sink, Ceiling light point

Rear Garden

Side access, Blocked paving and lawn



view this property online shipways.co.uk/Property/GRB110743



welcome to

Upper Grosvenor Road, Birmingham

- EXTENDED & REFURBISHED
- MID TERRACE
- FIVE BEDROOMS
- LOUNGE
- DINING ROOM

Tenure: Freehold EPC Rating: E

offers in excess of

£400,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online shipways.co.uk/Property/GRB110743



Property Ref:
GRB110743 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



0121 358 2281



greatbarr@shipways.co.uk



905 Walsall Road, Great Barr, BIRMINGHAM,
West Midlands, B42 1TN



shipways.co.uk