



Gracemere Crescent, Birmingham B28 0TZ

welcome to

Gracemere Crescent, Birmingham

A well presented three bedroom mid-terrace, situated in the popular residential area of Hall Green. The home is ideal for a First Time Buyer looking to get onto the property ladder or an investment opportunity. The property is within close proximity to local schools, shops and transport links.

Agent Note

The Council Tax Band is B.

Entrance Hall

Obscure double glazed door to front. Central heating radiator.

Lounge

13' 2" excluding bay x 12' 4" into max (4.01m excluding bay x 3.76m into max)
Double glazed bay window to front. Central heating radiator.

Kitchen

12' 7" x 8' 11" plus door recess (3.84m x 2.72m plus door recess)
Obscure double glazed door to rear. Double glazed window to rear. A range of wall and base units with sink and drainer. Integrated appliances (oven, gas hob and extractor hood over). Space for free standing appliances (washing machine, dishwasher & fridge-freezer). Central heating radiator and access to boiler.

Guest Wc

Obscure double glazed window to rear. Low level toilet, hand wash basin with vanity unit. Central heating radiator and tiling to splash prone areas. Space for free standing appliances (tumble drier).

Landing

Access to loft.

Bedroom One

11' 10" into max x 11' 2" (3.61m into max x 3.40m)
Double glazed window to front. Central heating radiator.

Bedroom Two

11' 2" x 9' 10" into max (3.40m x 3.00m into max)
Double glazed window to rear. Central heating radiator.

Bedroom Three

8' x 6' 1" (2.44m x 1.85m)
Double glazed window to front. Central heating radiator.

Bathroom

Obscure double glazed window to rear. Low level toilet, hand wash basin with pedestal and bath with screen and wall mounted shower over. Heated towel rail and tiling to splash prone areas.

Front Garden

Steps up to a path with laid lawn and gravel.

Rear Garden

Patio area with fence and gate to laid lawn. Space for shed and side gate access.





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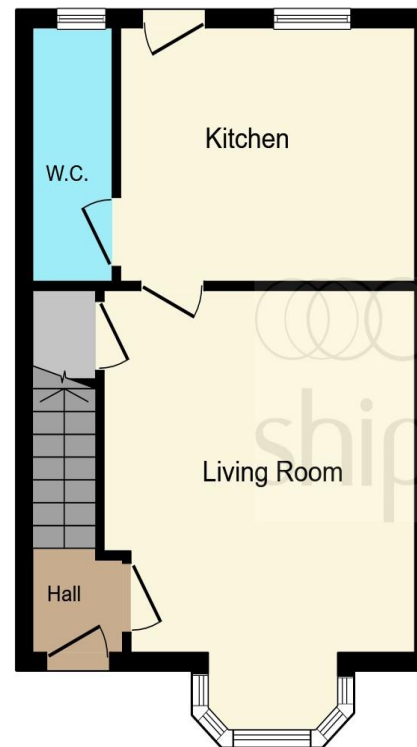
Gracemere Crescent, Birmingham

- OFFERED CHAIN FREE
- THREE BEDROOM MID-TERRACE
- LOUNGE-DINER
- KITCHEN
- GUEST WC

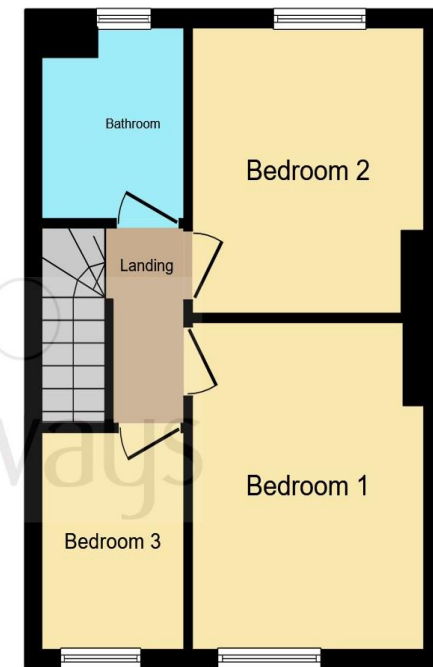
Tenure: Freehold EPC Rating: D

offers over

£240,000



Ground Floor



First Floor

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

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Property Ref:
SLY111563 - 0004

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