



Upper Grosvenor Road, Handsworth
Birmingham, B20 3SB

£265,000

Handsworth

£265,000



Paul Carr Estate Agents are pleased to offer this extended and very well presented three bedroom mid terrace family home which is situated on a popular and sought after residential road in Handsworth.

The property comprises of a porch entrance, hallway, sitting room, spacious open plan lounge / diner and an extended fitted kitchen to the ground floor. The first floor consists of two double bedrooms, a generous single bedroom and a family bathroom. To the front of the property is a gated garden with a pathway leading to the front entrance door.

The landscaped rear garden has a grey slate sun patio with seating area which steps down on to a synthetic lawn which leads to a multi purpose outbuilding. The property is ideally located for local amenities, public transport links and School catchment area.





Property Specification

3 BEDROOMS
2 RECEPTION ROOMS
EXTENDED
PRIVATE REAR PARKING
LANDSCAPED REAR GARDEN

Sitting Room 3.94m (12'11") x 3.47m (11'5")

Lounge/Diner 5.90m (19'4") x 4.29m (14'1") max

Hall

Porch

Kitchen 5.75m (18'10") x 1.83m (6')

Bedroom 3.47m (11'5") x 3.41m (11'2") plus 0.89m (2'11") x 0.89m (2'11")

Bedroom 4.31m (14'2") x 3.71m (12'2")

Bedroom 2.56m (8'5") x 2.39m (7'10")

Landing

Bathroom

Sitting Room 3.94m (12'11") x 3.47m (11'5")

Lounge/Diner 5.90m (19'4") x 4.29m (14'1") max

Hall

Agent's Note:

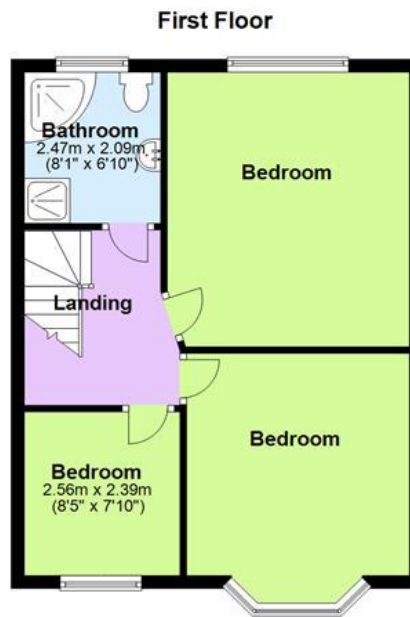
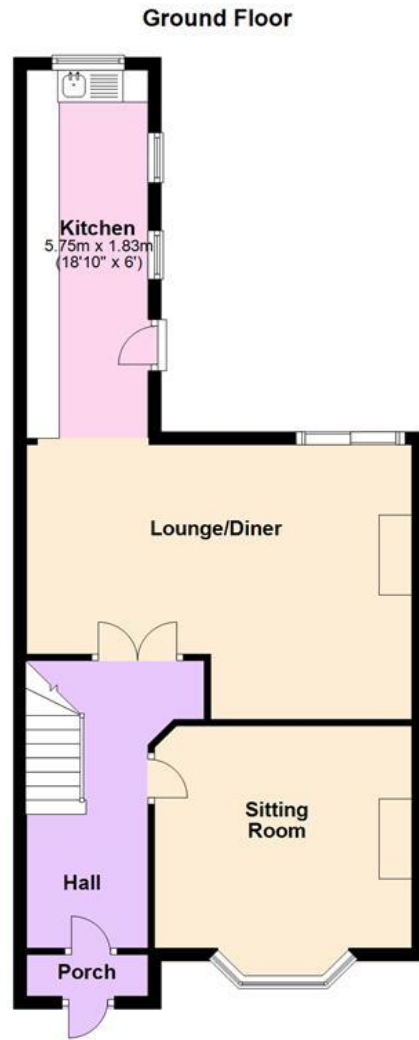
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 24th April 2024

Viewer's Note:

Services connected:
Council tax band: B
Tenure: Freehold years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions:

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

