



smarthomes

## Grayswood Road

Longbridge, Birmingham, B31 4QR

- A Spacious Mid-Terrace Property
- Three Good Size Bedrooms
- Fitted Kitchen/Diner
- Spacious Lounge

**£220,000**

EPC Rating - 64

Current Council Tax Band - B







## Property Description

The property is set back from the road behind a tarmac frontage with a laid lawn area, planted shrubs and paved footpath leading to a sliding patio door leading into

## Enclosed Porch

With a further wooden door with glazed insert leading to

## Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation and a part glazed door leading off to





### **Lounge to Front**

12' 10" x 12' (3.91m x 3.66m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point, tiled fireplace, fitted storage and door to



### **Kitchen/Diner to Rear**

15' x 10' (4.57m x 3.05m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over and oven below. Space and plumbing for washing machine, wall mounted gas central heating boiler, tiling to splash back areas, wood effect flooring, under stairs pantry cupboard, radiator, two ceiling light points, UPVC double glazed door leading to rear garden and UPVC double glazed windows to the side and rear aspects



### **Landing**

With ceiling light point, loft hatch and doors leading off to

### **Bedroom One to Front**

10' 11" x 9' (3.33m x 2.74m) With a UPVC double glazed window to front elevation, radiator and ceiling light point



### **Bedroom Two to Rear**

10' x 8' 11" (3.05m x 2.72m) With a UPVC double glazed window to rear elevation, radiator and ceiling light point

### Bedroom Three to Front

10' 4" max x 9' 9" (3.15m max x 2.97m) With two UPVC double glazed windows to front elevation, radiator and ceiling light point

### Family Bathroom to Rear

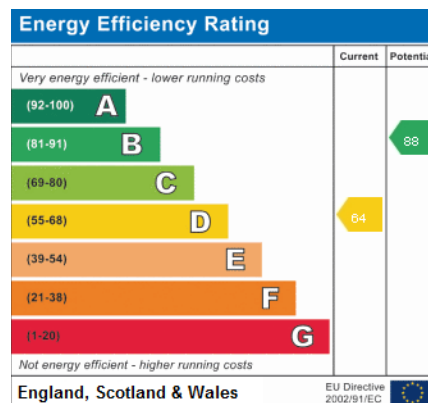
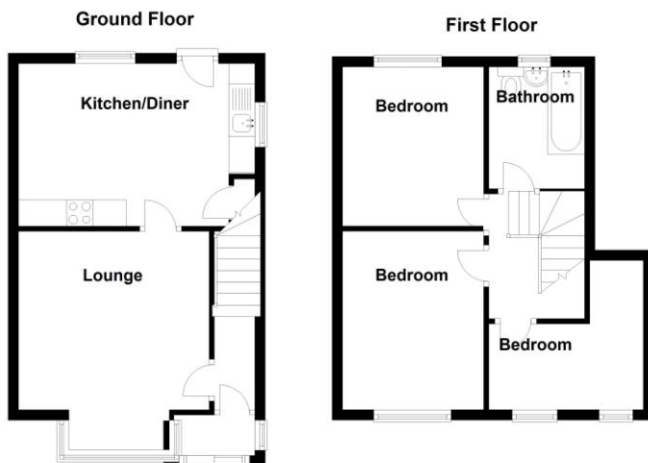
6' 8" x 5' 9" (2.03m x 1.75m) Being fitted with a white suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

### Rear Garden

Being mainly laid to lawn with paved patio area, timber storage shed, shared gated access to property frontage and hedging and panelled fencing to boundaries

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - B



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