



## Grattidge Road

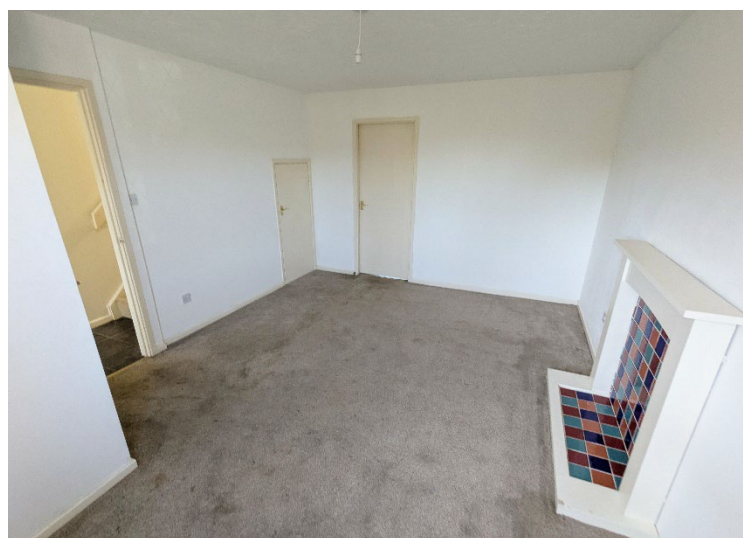
Acocks Green, Birmingham

- A Well Maintained Three Bedroom Family Home
- Fitted Kitchen/Diner & Family Bathroom
- Rear Garden & Driveway Parking
- No Upward Chain

**Offers Over £250,000**

Current EPC Rating - D

Current Council Tax Band - C



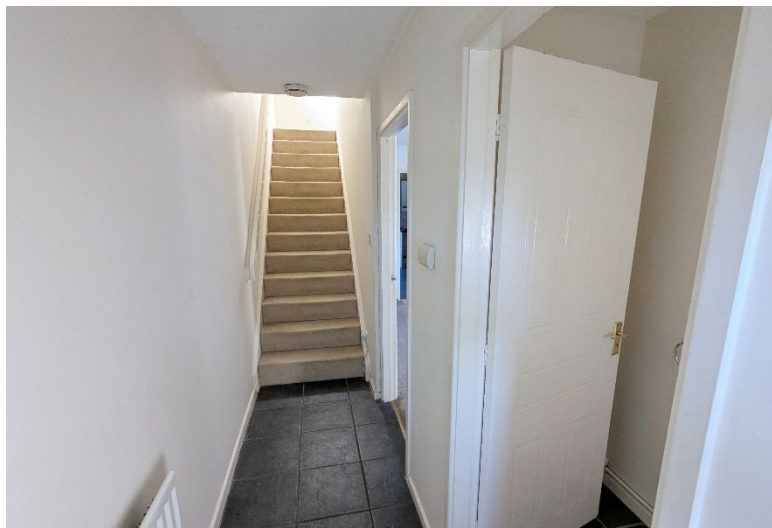




### **Property Description**

A modern style semi-detached family home benefiting from no upward chain and offering accommodation comprising a spacious lounge, kitchen/diner, guest W.C, three good size bedrooms, family bathroom, rear garden and driveway parking





## Rooms & Measurements

Spacious Lounge to Front 4.52m x 3.35m (14'10" x 11'0")

Fitted Kitchen/Diner to Rear 4.47m x 3.02m (14'8" x 9'11")

Guest W.C 1.98m x 0.89m (6'6" x 2'11")

Bedroom One to Front 4.24m x 2.44m (13'11" x 8'0")

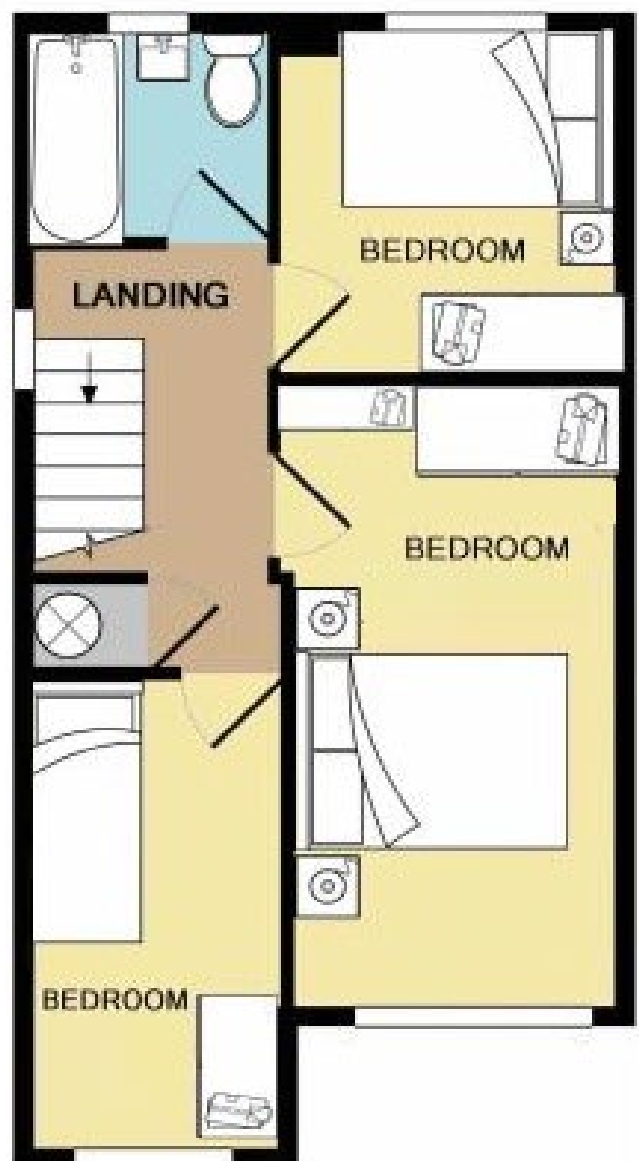
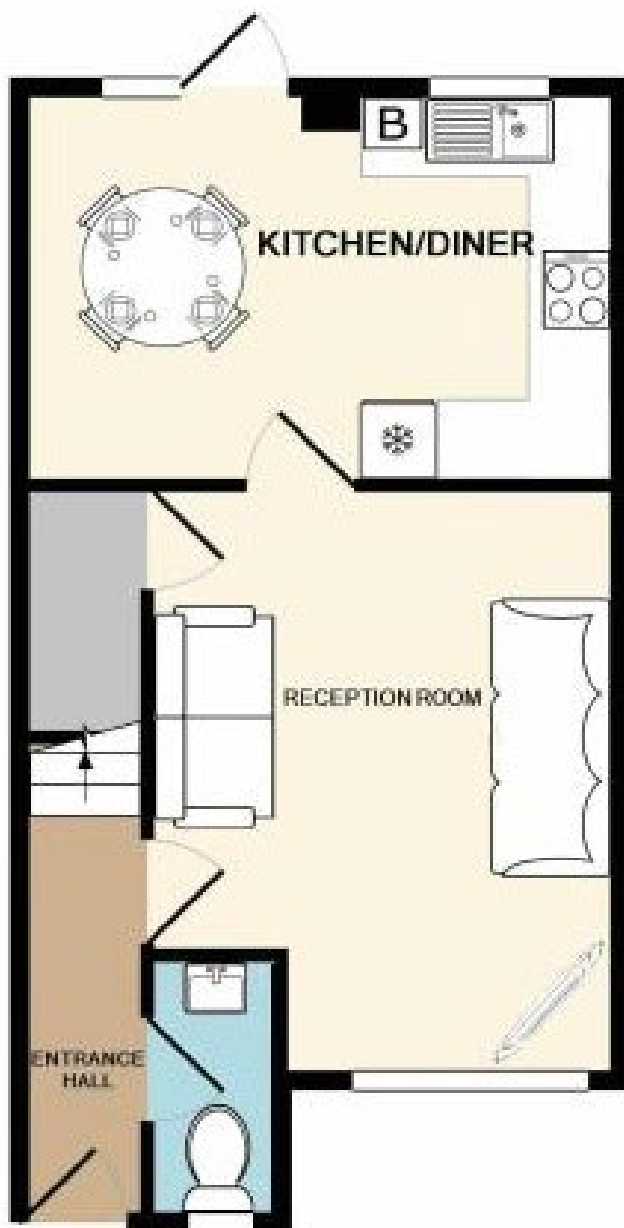
Bedroom Two to Rear 2.74m x 2.54m (9'0" x 8'4")

Bedroom Three to Front 3.48m x 1.93m (11'5" x 6'4")

Family Bathroom to Rear 1.83m x 1.7m (6'0" x 5'7")

### Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – C



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.