



11 Fredas Grove, Birmingham, B17 0SY

**Offers In Excess Of £245,000**

Fredas Grove offers an excellent opportunity to both first time and investment buyers. The gas centrally heated and double glazed accommodation comprises: Open storm porch, reception hall, kitchen, full width lounge, double glazed conservatory, two bedrooms and bathroom. To complement the property is a garage in separate block, front drive and enclosed rear garden.

Fredas Grove is a quiet cul de sac location within close proximity to Harborne High Street with its excellent shopping, restaurant and café facilities. In addition The Queen Elizabeth Medical Complex and Birmingham University are readily accessible and there are schools for children of all ages close by. Harborne Municipal Golf Course and Harborne Golf Course are close to hand. There are excellent public transport links into Birmingham City Centre.

On The Ground Floor - Set back behind a single car driveway and front garden the accommodation comprises in more detail.

Open Storm Porch - Wall lantern point, bin store and quarry tile floor.

Reception Hall - Having central heating radiator, cornice, under stairs storage cupboard, stair case to the first floor landing, ceiling light point and front door.

Kitchen - Having sink unit and drainer with base unit beneath, matching base and wall units, fitted work top, electric cooker point, space for fridge/freezer, plumbing for washing machine, central heating radiator, floor tiling, ceiling light point and double glazed window to front.

Full Width Lounge - Feature fireplace with hearth beneath, central heating radiator, power points, ceiling light point, cornice and sliding patio doors through to:

Double Glazed Conservatory - Having tiled floor, central heating radiator, wall light points and double glazed patio door and windows to the rear garden. The conservatory was renovated and mostly rebuilt in 2020.

On The First Floor - Stair case leads to the first floor landing with access to loft.

Bedroom One (Rear) - Having central heating radiator, power points, ceiling light point, cornice and double glazed window to rear.

Bedroom Two (Front) - Having central heating radiator, built in wardrobe, airing cupboard, power points, ceiling light point, cornice and two double glazed windows to front.

Bathroom - Comprising panelled bath with on line shower, glazed shield and curtain, wash hand basin, low level wc, heated chrome towel rail and ceiling light point,

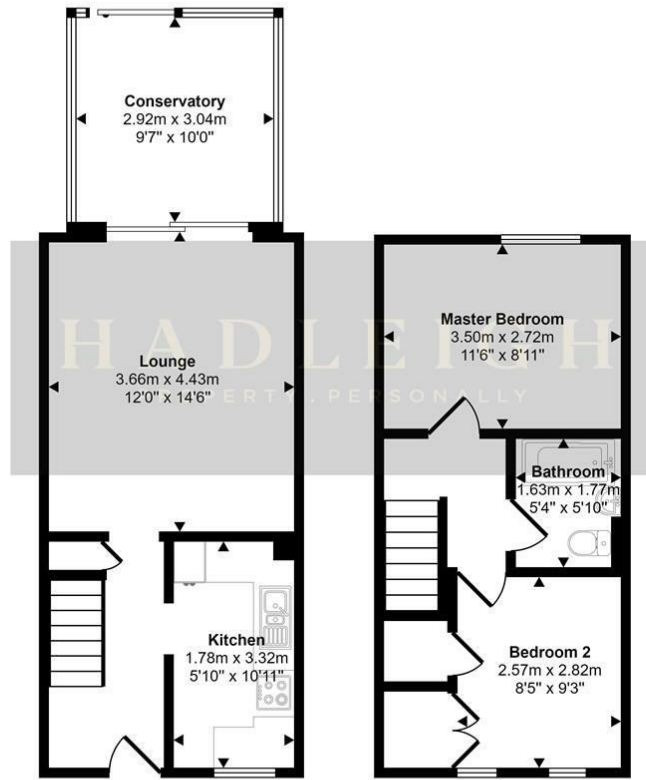
Outside - The property is set back behind a single car driveway and front garden.

The enclosed easily maintained rear gardens are full paved with side borders and rear gate.

Garage - Single garage situated in a separate block with up and over door. New roof in 2021.

# Floor Plan

Approx Gross Internal Area  
65 sq m / 704 sq ft

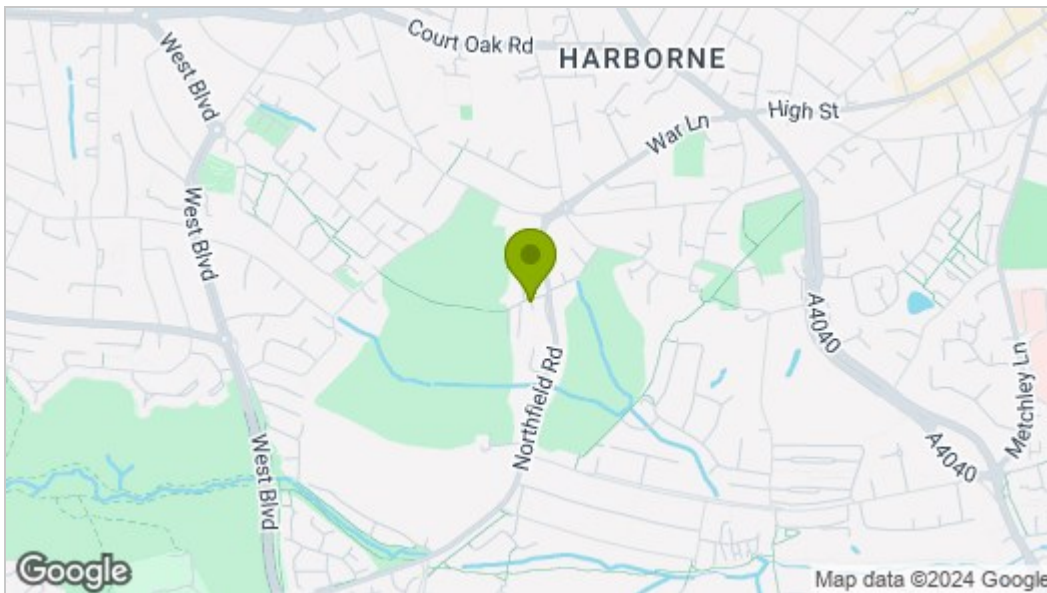


Ground Floor  
Approx 38 sq m / 409 sq ft

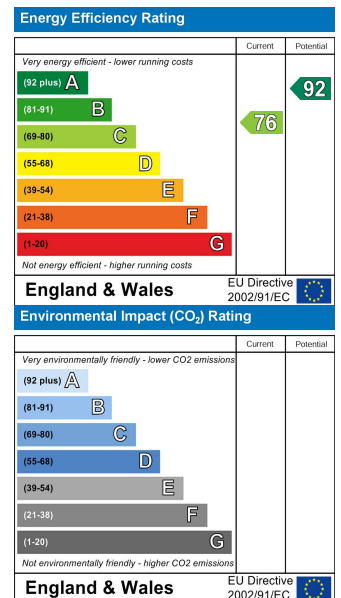
First Floor  
Approx 27 sq m / 295 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



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