



**96 Grosvenor Road, Birmingham, B17 9AN**  
**Asking Price £425,000**

Hadleigh Estate Agents are thrilled to present this truly stunning three bedroom mid terrace property located on Grosvenor Road, Harborne. Offered with no upward chain and conveniently located for all Harborne has to offer.

The property comprises, fore garden, entrance porch and hallway. Benefiting from a spacious lounge to the front and an additional dining room to the rear. A modern fitted kitchen with integrated appliances lead to a private rear garden.

The first floor boasts two large double bedrooms, a further good sized single bedroom and modern family bathroom.

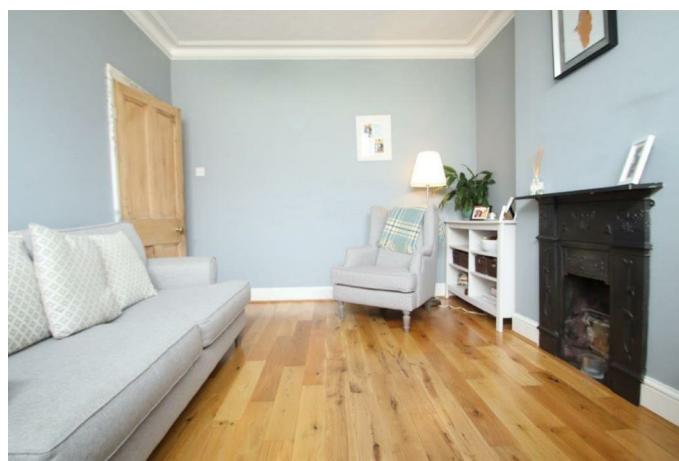
## Location

GROSVENOR Road is conveniently located for easy access into Harborne High Street. The High Street offers an array of award winning restaurants, bars and local shops including Marks and Spencer's Foodhall and Waitrose. Excellent transport links are on offer into Birmingham City Centre, nearby Queen Elizabeth Hospital and University of Birmingham. Local leisure facilities include Harborne Golf Club, The Edgbaston Priory Club and Harborne Leisure Centre. The property is also nearby to local schools.

## Entrance Hallway

Entrance porch with internal glazed door, original tiled flooring and ceiling light point. Central heating radiator, coving and stairs to first floor accommodation.

## Lounge



Spacious lounge benefitting from bay window to front elevation, including bespoke shutters. Period feature fireplace, coving, ceiling light point and central heating radiator.

## Dining Room



A fantastic sized dining room, benefitting from period features including fireplace and coving. Spacious understairs storage cupboard, rear patio door, central heating radiator and ceiling light point.

## Kitchen



Large kitchen, allowing for dining area. Benefiting from a range of base and wall units along with worktops. Integrated appliances including dishwasher, gas hob and extractor hood. Partially tiled splashbacks, ceiling spotlights and central heating radiator. Tiled flooring and rear patio door.

## Landing

Bright and spacious landing space, with partially open bannister. Loft access and wall lights along with carpeted flooring.

## Master Bedroom



Large master bedroom with bespoke fitted wardrobes, two windows to front elevation including shutters. Ceiling light point, central heating radiator and coving.

## Bedroom Two



Double bedroom with window to rear elevation, ceiling light point and central heating radiator.

## Bedroom Three



Single bedroom, window to rear elevation, ceiling light point and central heating radiator.

## Bathroom



Modern bathroom with floor to ceiling tiles and sky light. Obscure glazed window to side elevation, ceiling spotlights and towel radiator. Mains shower over bath, low level flush WC and hand wash basin.

## Garden



Private garden, predominantly laid to lawn. Paved patio area and original outhouse.

## Additional Information

Please note the, the photos are for marketing purposes and were taken prior to a tenant occupying the property.

Please look through the virtual tour to see it currently.

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

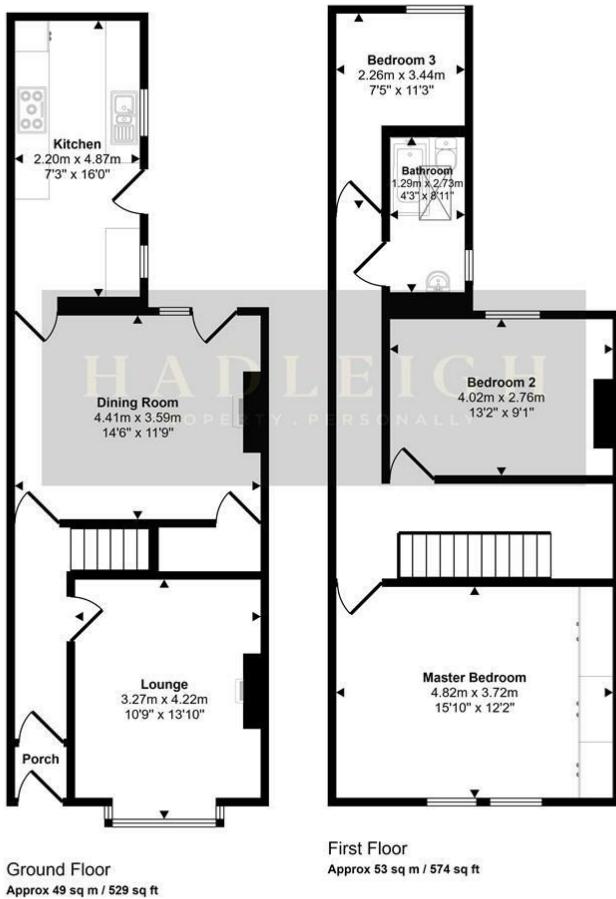
Tenure - Freehold

EPC - D

Council Tax Band - D

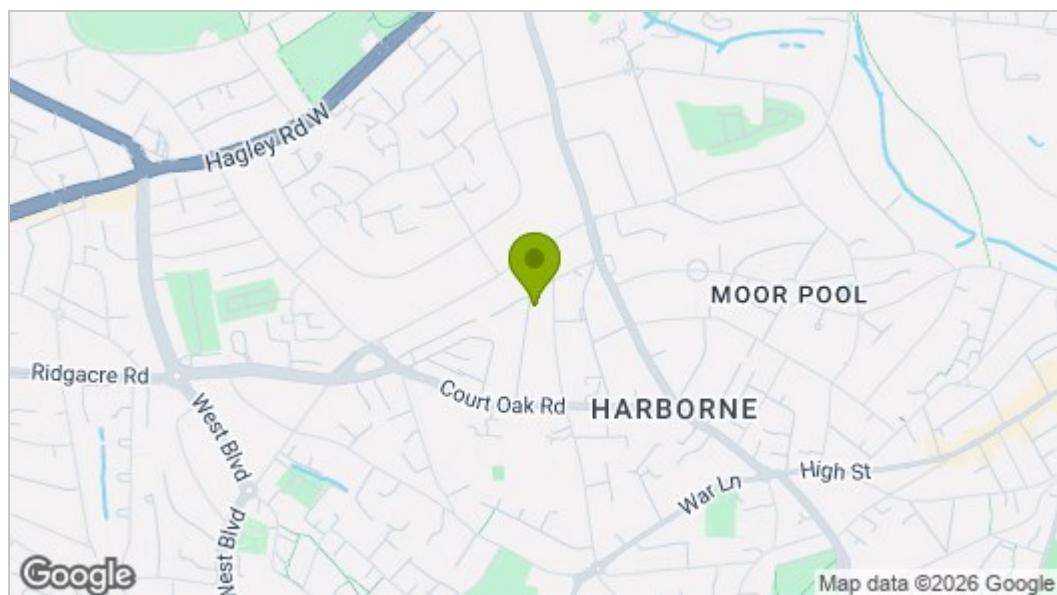
## Floor Plan

Approx Gross Internal Area  
102 sq m / 1103 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

