

## 9 Margaret Grove, Birmingham, B17 9JJ

**£550,000**

Hadleigh Estates are pleased to present this stunning three bedroom family home nestled within the attractive Moor Pool estate. Margaret Grove is a sought after location and is close to Harborne Village with an outstanding High Street with a range of excellent shopping, cafés and restaurants. Birmingham City Centre, the Queen Elizabeth Medical Complex and Birmingham University are readily accessible. There are also excellent schools for children of all ages.

The property briefly comprises entrance hallway, front lounge with an extended open plan kitchen dining, a utility room off the kitchen and separate cloakroom. The first floor accommodation provides three very good sized bedrooms with a family bathroom.

Tenure - Freehold  
Tax band - D

## Entrance Hall



Staircase rising to first floor accommodation, wood flooring, ceiling light point, radiator, doors leading to lounge, cloakroom and kitchen.

## Lounge



Carpeted throughout, ceiling spot lights, fireplace with log burner and built in storage and shelving.

## Kitchen



Fully fitted kitchen having a range of storage units with river washed granite work surface, sunken stainless steel sink unit with base units beneath, matching wall cupboards, Nef double oven, further Nef steam oven, six ring gas hob, integrated dish washer, wine rack, ceiling light points, door to utility.

## Utility



Sink unit and drainer with base units beneath, further double glazed single door wall cupboards, plumbing for washing machines, space for tumble dryer, heated towel rail, ceiling light points, space for fridge freezer and double glazed window to rear.

## Bedroom one



Original fire place, central heating radiator, ceiling light point and carpeted throughout.

### Bedroom two



Original fire place, central heating radiator, ceiling light point and carpeted throughout.

### Bedroom three



Central heating radiator, ceiling light point and carpeted throughout.

### Bathroom



Tiled flooring, wash hand basin, chrome towel rail, panelled bath with shower over, ceiling light points.

### Garden



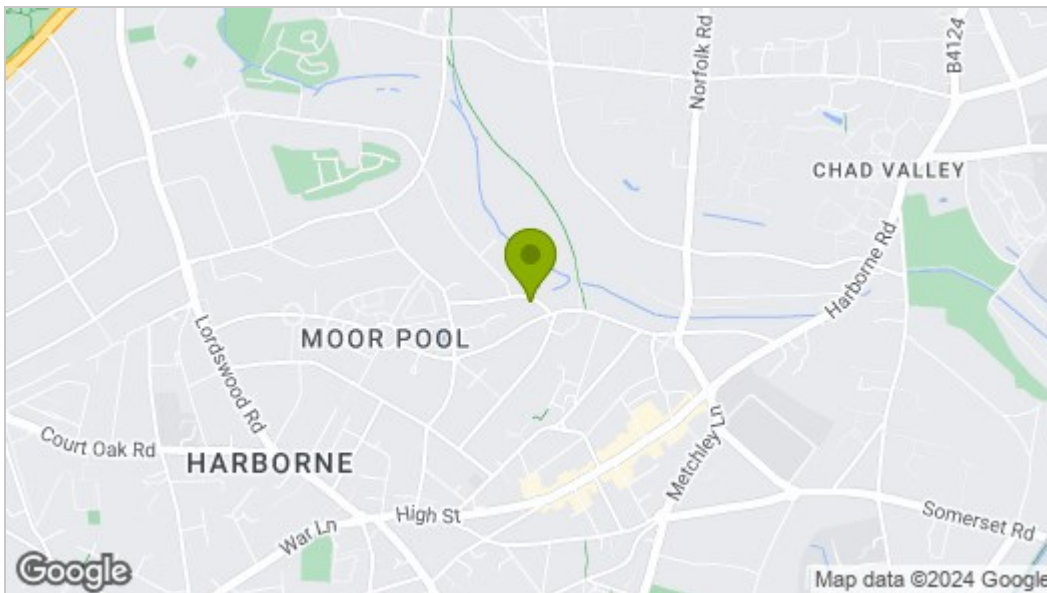
South facing aspect, flag stone patio leading to neat lawn with established hedge borders, timber garden shed, rear and side gate

# Floor Plan

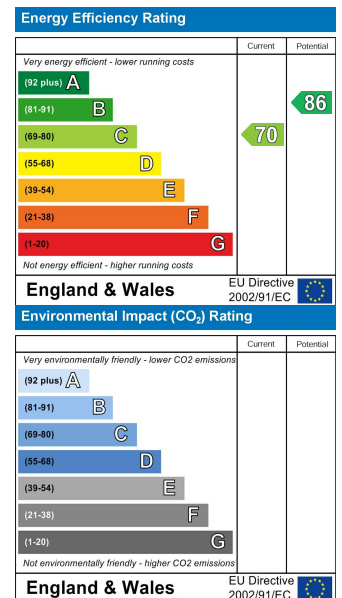


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

# Area Map



# Energy Efficiency Graph



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