



Elgin Grove, BIRMINGHAM





Property Description

BEAUTIFULLY PRESENTED! This TWO bedroom terrace is in a lovely little cul de sac as well as being in a very popular area! Having been renovated from top to bottom when first purchased this is ready to move into but still with room to put your own mark on it! Close to transport routes into THE CITY!

Front Garden

Driveway providing off road parking for two vehicles.

Inner Lobby

Double glazed door to front elevation, stairs to first floor accommodation and door off to:

Lounge

15' 2" max x 25' 7" max (4.62m max x 7.80m max)
Open plan to kitchen. Double glazed window to front elevation, inset gas fire with surround and mantle over, central heating radiator and archway into:

Kitchen/ Diner

15' 2" max x 25' 7" max (4.62m max x 7.80m max)
Double glazed door and window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas cooker and hob with extractor over, tiling to splash prone areas, wood effect laminate flooring and space and plumbing for washing machine.

Conservatory

9' 4" x 9' 8" (2.84m x 2.95m)
Double glazed double doors to rear elevation, double glazed windows to rear and side elevations and tiled flooring.

Rear Garden

Laid lawn and fencing to all boundaries.

Landing

Loft access and doors off to:

Bedroom One

10' 9" max x 7' 2" into recess (3.28m max x 2.18m into recess)

Double glazed window to front elevation, central heating radiator and storage over stairs.

Bedroom Two

12' 9" x 9' 5" (3.89m x 2.87m)

Double glazed window to rear elevation and central heating radiator.

Bathroom

9' 7" x 7' 5" (2.92m x 2.26m)

Double glazed window to side elevation, white suite comprising of bath with shower over, wash hand basin, W.C, heated towel rail and tile effect vinyl flooring.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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