



Gracemere Crescent
Birmingham

burchell
edwards

Gracemere Crescent Birmingham B28 0TZ

for sale
£240,000



Property Description

NO CHAIN!! Generously sized 3 bedroom property on Gracemere Crescent! Move in today with sleek modern decor. This home offers many benefits, including location and access. Transport links are fantastic and this is a rare opportunity to secure a 3 bedroom home on this road for a great price!

Don't delay, call today to get your viewing booked before this sells!

Entrance Hallway

Door to front elevation, central heating radiator and stairs to first floor accommodation.

Lounge

12' 7" Into Recess x 16' 5" Into Bay (3.84m Into Recess x 5.00m Into Bay)

Double glazed bay window to front elevation, central heating radiator and door leading off to:

Kitchen Diner

16' 1" x 9' 7" (4.90m x 2.92m)

Double glazed window and door to the rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit and mixer tap over, gas hob with cooker hood over, double oven and grill, integrated fridge freezer, plumbing and space for a washing machine, tiled floor, central heating radiator and spotlights.

Landing

Ceiling light point and doors leading off to:

Bedroom One

12' 3" x 10' 2" (3.73m x 3.10m)

Double glazed window to the front aspect, central heating radiator and built in storage.

Bedroom Two

10' 4" x 10' 1" (3.15m x 3.07m)

Double glazed window to the rear aspect, central heating radiator and built in storage housing a central heating boiler.

Bedroom Three

8' 5" x 6' 4" (2.57m x 1.93m)

Double Glazing to the front aspect, central heating radiator and built in storage.

Bathroom

Double glazing to the rear aspect, panel bath with rainfall shower over, hand wash basin with mixer tap, WC, ceiling light point and towel radiator.

Rear Garden

Slabbed patio leading to laid lawn.

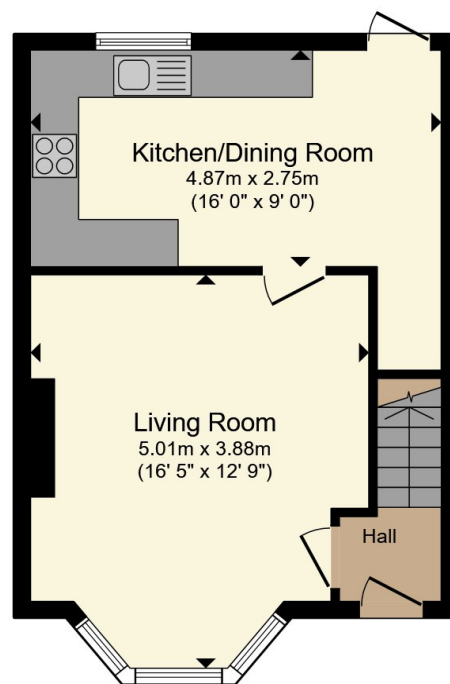
Rear Garage

Double garage with power and single glazed door to the front aspect.

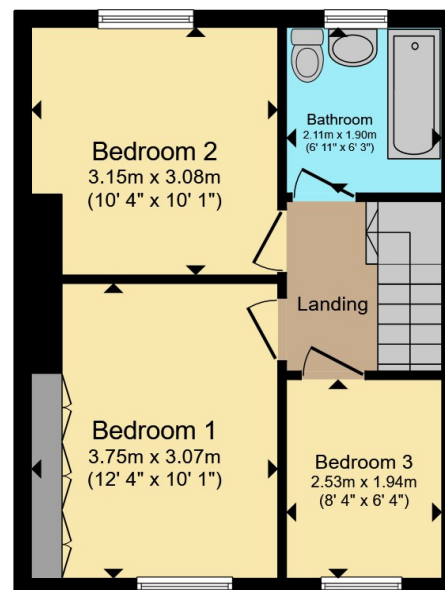








Ground Floor



First Floor

Total floor area 73.2 m² (787 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

T 0121 733 3553
E shirley@burchelledwards.co.uk

183 Stratford Road Shirley
SOLIHULL B90 3AU

EPC Rating: Awaiting
Council Tax Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHI208864



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SHI208864 - 0006