



25 Grazebrook Croft
Birmingham, B32 3NL

Offers In The Region Of £179,950

Entrance Porch

Door into:

Entrance Hall

Stairs leading to first floor accommodation. Built in store cupboard available. Door into:

Lounge

Window to front. Electric fire installed with wood surround and marble hearth. Door into:

Fitted Kitchen Diner

Window and access to rear via French patio doors. Good range of eye and low-level units incorporating: 1 1/2 resin sink and drainer unit, built in four ring gas hob with extractor built over, integral electric oven/grill, built in microwave, plumbing for a washer and recess available for a tall freestanding fridge freezer. Breakfast bar available. Partly tiled walls and laminate flooring. Built in under stairs pantry.

Landing

Loft access available. Airing cupboard built in housing boiler.

House Bathroom

Three piece bathroom suite comprising; paneled bath with electric shower unit installed over, pedestal wash hand basin and low level flush Wc installed. Partly tiled walls and tiled flooring. Window to rear.

Bedroom One

Window to front.

Bedroom Two

Window to rear. Built in store available.

Bedroom Three

Window to front.

Rear of Property

Slabbed dining patio area available with a sloping rear garden mainly laid to lawn. Rear access available. The outdoor shed is a shared building with next door. A brick wall is in the centre to separate the storage areas. Private access to your side from the garden.

Freehold

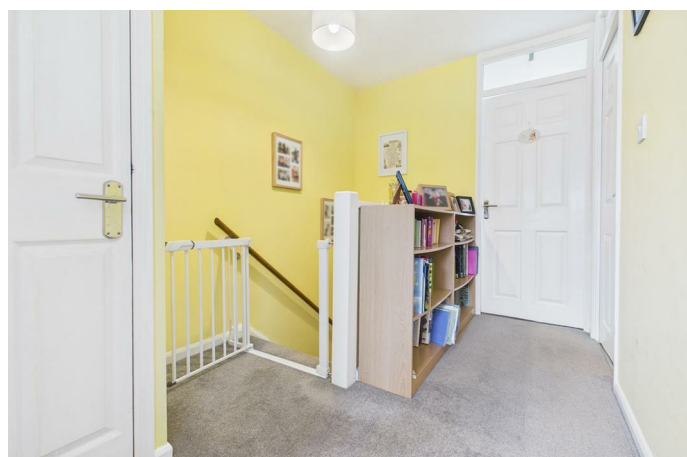
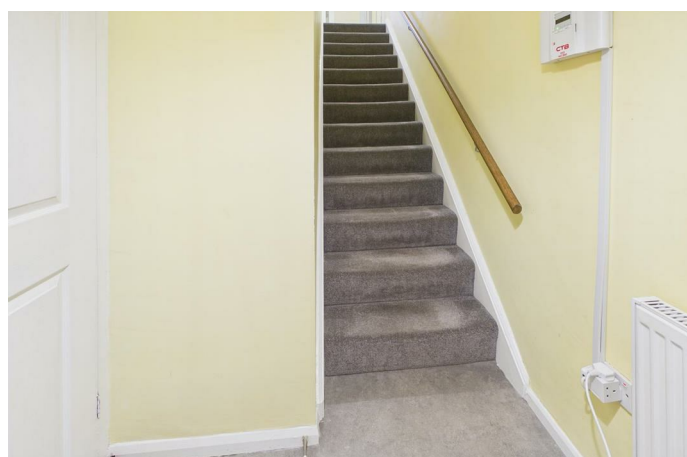
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are



negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





Floor 0



Floor 1

Approximate total area⁽¹⁾
76.9 m²
827 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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