

DRAKES

ESTATE AGENTS



Grattidge Road, Birmingham, B27 7AQ

£210,000

- A Well Maintained Semi Detached Property
- Two Bedrooms
- Lounge
- Breakfast Kitchen
- Bathroom
- Rear Garden
- Off Road Parking
- Convenient Location
- No Upward Chain
- Ideal For First Time Buyers & Investors



SCAN TO VIEW
VIRTUAL TOUR

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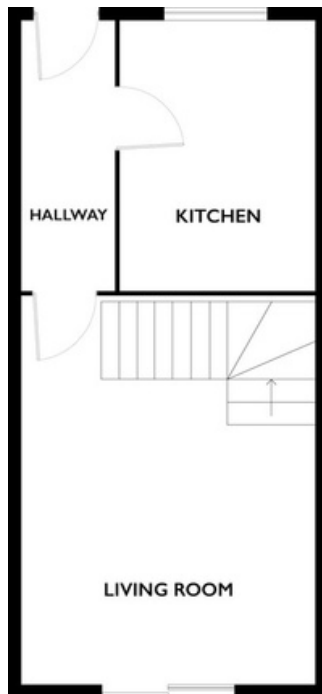
Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP



- Breakfast Kitchen to front - 3.35m x 2.34m (11'0" x 7'8")
- Lounge to rear - 4.57m x 3.48m (15'0" x 11'5")
- Bedroom One to front - 3.51m x 3.25m (11'6" x 10'8")
- Bedroom Two to rear - 3.48m x 1.88m (11'5" x 6'2")
- Bathroom to side - 2.57m x 1.42m (8'5" x 4'8")

A well maintained semi detached property in a convenient location, ideal for first time buyers and benefitting from no upward chain, two bedrooms, breakfast kitchen, lounge, bathroom, rear garden and off road parking.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



COUNCIL TAX BAND: D
 EPC Rating: D
 Tenure: Freehold

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

The information provided by Drakes Estate Agents do not constitute part of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. Some properties may have been staged for marketing purposes using AI (artificial intelligence). For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of Identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50.