



Gracemere Crescent
Birmingham

burchell
edwards

Gracemere Crescent Birmingham B28 0UB

for sale offers over
£295,000



Property Description

A well presented and much improved, extended three bedroom semi-detached property situated in a much sought after location of Hall Green. Accommodation comprises, entrance porch, entrance hallway, lounge, fitted kitchen, and dining room. First floor accommodation landing, three bedrooms and family bathroom. Property further benefits from double glazing, gas central heating, off road parking, rear garden, garage frontage and no upward chain. This is a fantastic family home and needs to be seen to be appreciated.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Entrance Porch

Door to front elevation, tiled flooring and door into:

Entrance Hallway

Central heating radiator, stairs to first floor accommodation, laminate flooring and door to:

Lounge

15' 8" x 12' 5" (4.78m x 3.78m)
Double glazed bay window to front elevation, central heating radiator, log burner with hearth and oak mantle over and door to:

Kitchen

12' 5" x 8' 6" (3.78m x 2.59m)
Two double glazed windows to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob, oven, extractor hood, space and connections for washing machine, dishwasher, central heating radiator, tiling to splash prone areas, spotlights, under stairs storage cupboard housing central heating boiler and door into:

Dining Area

10' 5" max x 9' 10" max (3.17m max x 3.00m max)
Double glazed French doors to rear elevation, central heating radiator, spotlights and door to garage.

Landing

Double glazed window to side elevation, loft hatch and doors off to:

Bedroom One

11' 9" x 9' 2" (3.58m x 2.79m)
Double glazed window to front elevation and central heating radiator.

Bedroom Two

9' 6" x 9' 2" (2.90m x 2.79m)
Double glazed window to rear elevation and central heating radiator.

Bedroom Three

7' 10" x 5' 6" (2.39m x 1.68m)
Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, panelled bath with shower over, W.C, wash hand basin, heated towel rail, tiling to splash prone areas, tiling to floor and spotlights.

Rear Garden

Partially paved patio, partially laid lawn and fencing to all boundaries.

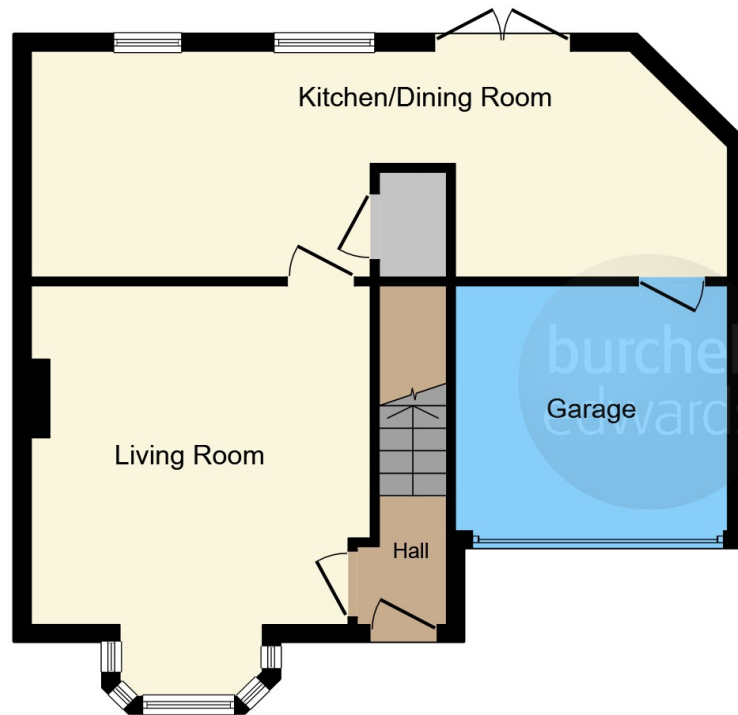
Garage Storage

9' 10" x 9' 2" (3.00m x 2.79m)
Electric roller door to front elevation, lighting, storage areas and door into main house.

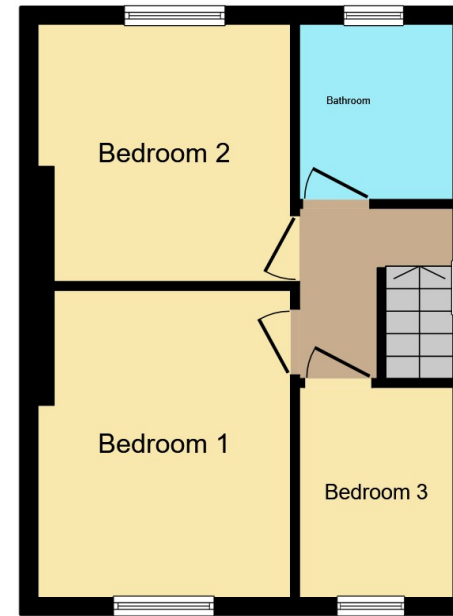








Ground Floor



First Floor

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 Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHI208490



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