



smarthomes

Gracemere Crescent

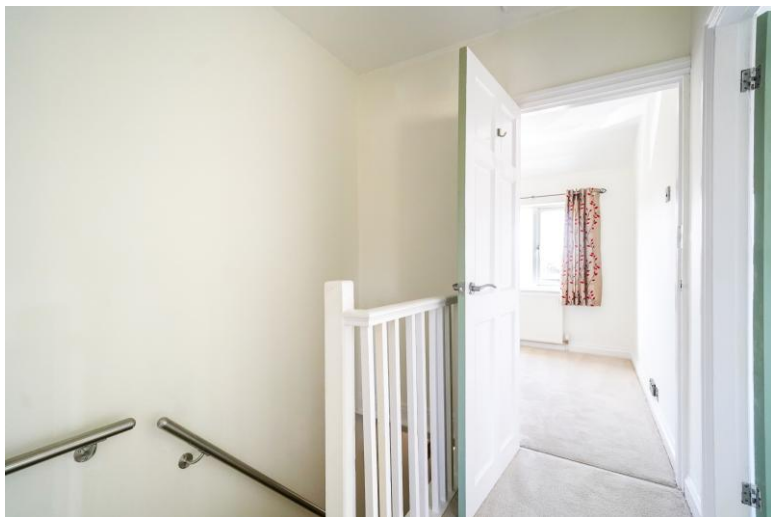
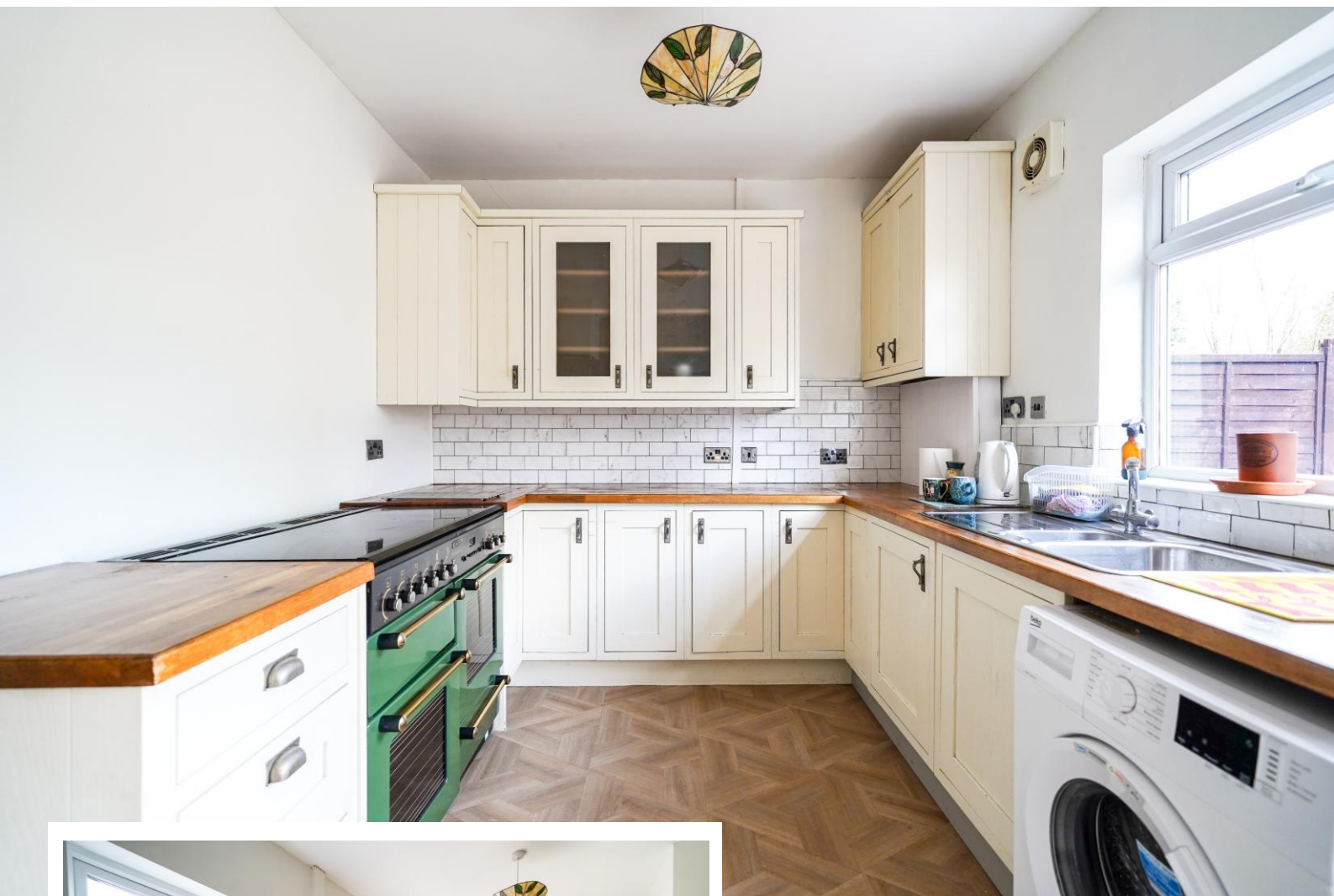
Hall Green, Birmingham

- A Spacious Three Bedroom Mid-Terrace Family Home
- Re-Fitted Kitchen/Diner & Family Bathroom
- Extensive Private Rear Garden
- Driveway with Two Parking Spaces

£245,000

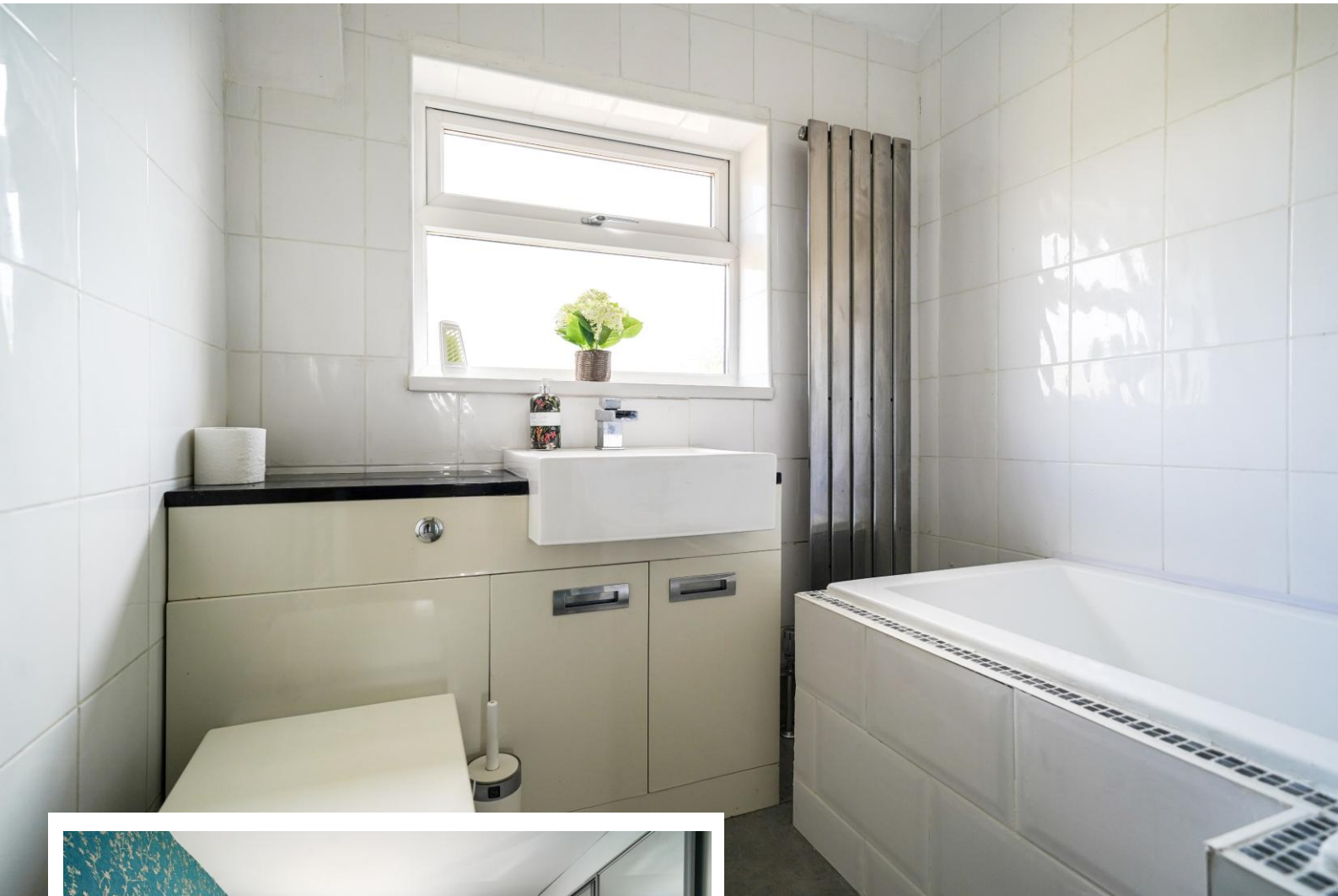
Current EPC Rating - D
Current Council Tax Band - B





Property Description

A beautifully presented mid-terrace family home situated in a most popular location and benefiting from no upward chain. The property has been newly re-decorated and re-carpeted throughout and offers accommodation comprising a spacious lounge, re-fitted kitchen/diner, three bedrooms, re-fitted family bathroom, extensive private rear garden and driveway parking



Rooms & Measurements

Spacious Lounge to Front 5m x 3.8m (16'4" x 12'5")

Re-Fitted Kitchen/Diner to Rear 4.8m x 2.7m (15'8" x 8'10")

Bedroom One to Front 3.8m x 3.4m (12'5" x 11'1")

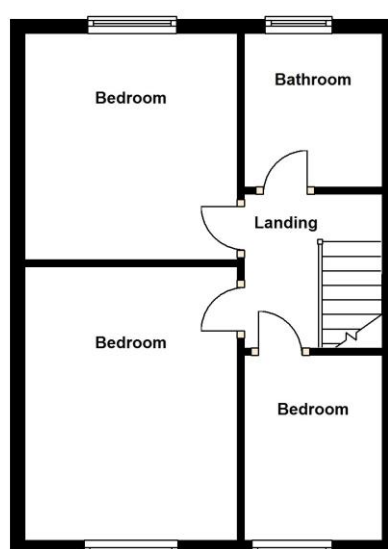
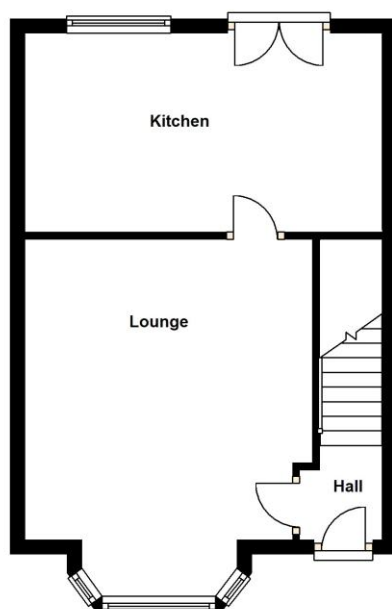
Bedroom Two to Rear 3.4m x 3m (11'1" x 9'10")

Bedroom Three to Front 2.5m x 1.9m (8'2" x 6'2")

Re-Fitted Family Bathroom to Rear 2.1m x 1.9m (6'10" x 6'2")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – B



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.