





Grindleford Road,Great Barr Birmingham B42 2SG

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Grindleford Road, Great Barr Birmingham

A three bedroom mid terrace property offered with no onward chain and located in a sought after area in Great Barr.

Agency Note
Council Tax Band is B

Concerns have been raised regarding possible damp and water ingress affecting this property and the adjoining property. The seller has advised that they are unaware of any issues. Shipways has not independently verified these concerns. Prospective purchasers are advised to obtain an independent survey and seek legal advice before proceeding.

Entrance Hall
Understairs storage and radiator.

Lounge
14' into bay x 9' 10" into recess (4.27m into bay x 3.00m into recess)
Double glazed bay window to front and radiator.

Kitchen/ Diner
9' 11" x 15' 8" (3.02m x 4.78m)
Wall and base units and double glazed sliding doors to conservatory.

Conservatory
10' 11" x 6' 6" (3.33m x 1.98m)
Double glazed windows and double glazed doors to rear garden.

Landing
Loft access.

Bedroom One
12' x 10' 6" into wardrobes (3.66m x 3.20m into wardrobes)
Fitted wardrobes, radiator and double glazed window to front.

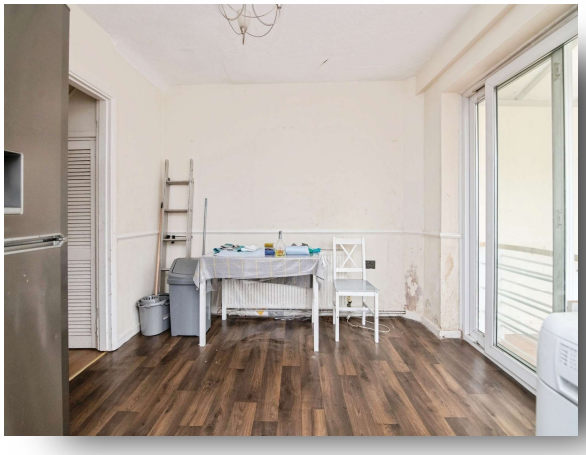
Bedroom Two
9' 11" x 11' 3" (3.02m x 3.43m)
Double glazed window to rear and radiator.

Bedroom Three
8' 10" into recess x 6' 10" (2.69m into recess x 2.08m)
Double glazed window to front, radiator and built in storage cupboard.

Bathroom
Bath with mixer tap, pedestal sink, w.c, heated towel rail and double glazed window to rear.









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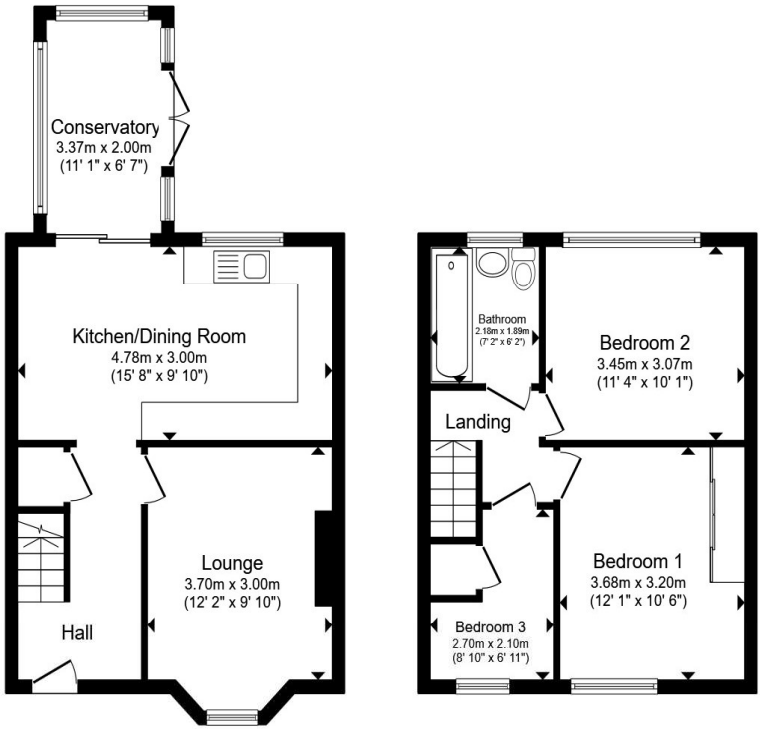
Grindleford Road, Great Barr Birmingham

- NO CHAIN
- SOUGHT AFTER LOCATION
- CONSERVATORY
- KITCHEN/ DINER
- LOCAL AMENITIES

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers over

£200,000



Total floor area 82.4 m² (887 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

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The Property Ombudsman

Property Ref:
GRB112321 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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