

# ENGLANDS



81 Grosvenor Road  
Harborne, Birmingham, B17 9AL

£395,000





## PROPERTY DESCRIPTION

Deceptively spacious end terraced property in an excellent location. The property has the benefit of an extended breakfast kitchen, two reception rooms, three bedrooms, bathroom, enclosed rear garden with good sized patio, outdoor building with utility, double glazing where specified and gas central heating. Many delightful original period features have been retained adding to the character of this house.

Situated in the popular Grosvenor Road, access to Harborne High Street is very convenient. The Leisure Centre is within easy reach as is Queen's Park. The Queen Elizabeth Hospital and University of Birmingham are readily accessible and in addition, Birmingham city centre is close by. Local motorway connections to the M5 and M6 are also easy to access.

Viewing is recommended in order to fully appreciate the well-planned accommodation.



Tel: 01214271974



The property is set back from the road by a front garden having both slate and gravel beds, dwarf retaining wall and path to front door. Entrance door with fan light over leads into:

#### VESTIBULE

Having ceiling light point, tiled floor, electric and gas meters, and part glazed inner door leading into:

#### HALLWAY

Having tiled flooring, ceiling light point and stairs rising to first floor accommodation.

#### RECEPTION ROOM - FRONT

4.33 max into bay x 3.15 max into recess (14'2" max into bay x 10'4" max into recess)

Having UPVC double glazed bay window with stained glass panes above, fitted shutters, radiator, coving to ceiling, ceiling light point with ceiling rose, timber fire surround with wood burning stove and slate-style hearth, fitted shelving to recess.

#### OPEN PLAN DINING ROOM/KITCHEN

##### DINING ROOM

4.2 max x 3.46 max into recess (13'9" max x 11'4" max into recess)

Having feature fireplace with timber surround, tiled insert and slate-style hearth, ceiling light point, coving to ceiling, radiator and UPVC double glazed French doors opening out to the rear.

Useful walk-in storage cupboard having fitted shelving and ceiling light point, plus UPVC double glazed window with obscured glass.

##### EXTENDED BREAKFAST KITCHEN

5.88 max x 2.55 max (19'3" max x 8'4" max)

Having slate tiled flooring, a range of matching wall and base units some with glazed fronts, 1 1/2 bowl stainless steel sink drainer with mixer tap over, integrated Bosch dishwasher, two UPVC double glazed windows plus UPVC double glazed door leading out to the rear, two radiators, two ceiling light points, store cupboard housing the MAIN gas Combi boiler. Smeg range cooker with five burner gas hob and large electric oven below plus wall-mounted extractor fan and part complementary tiling to walls.

Stairs rising to first floor accommodation.

#### LANDING

Having two ceiling light points, loft access hatch and radiator. We are advised the loft is partly boarded.

#### BEDROOM ONE

4.2 max into recess x 3.48 max (13'9" max into recess x 11'5" max)

Having UPVC double glazed window overlooking the front, radiator, ceiling light point and original cast iron fireplace.

#### BEDROOM TWO

3.35 max into recess x 2.71 max (10'11" max into recess x 8'10" max)

Having UPVC double glazed window overlooking the rear garden, radiator and ceiling light point.

#### BEDROOM THREE

3.97 max into doorway x 2.53 max (13'0" max into doorway x 8'3" max)

Having UPVC double glazed window overlooking the rear, radiator and ceiling light point.

#### BATHROOM

Having panel bath with wall-mounted electric shower, part complementary tiling to walls, low flush WC, pedestal wash handbasin with mixer tap over, shaver point, recessed ceiling spotlights, extractor fan, UPVC double glazed window with obscured glazing, vinyl flooring, vertical radiator and wall-mounted mirrored cabinet.

#### OUTSIDE

Delightful west-facing rear garden having paved side area plus good sized patio, brick-built outbuilding having plumbing and space for washing machine, wood store, dwarf retaining wall and steps up to lawn having borders with evergreen shrubs and flowers, fence panels to three sides and gate providing access to the rear and Oak Close. Gate to shared access to front

#### ADDITIONAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX BAND: D



# ENGLANDS





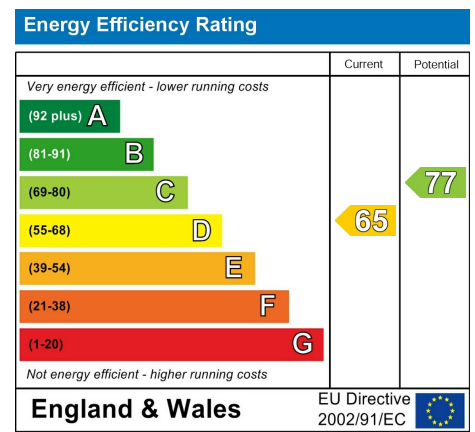
# ENGLANDS



## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



### DISCLAIMER NOTICES

“The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense.

Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.”

### Misrepresentation Act 1967

“These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.”

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.