





Grasswood Road, Wirral CH49 7NU

jones & chapman

welcome to

Grasswood Road, Wirral

Perfect First time buyers home with large and adaptable rooms throughout and open aspect to the rear !

Call us today and arrange a viewing so that you don't miss it!

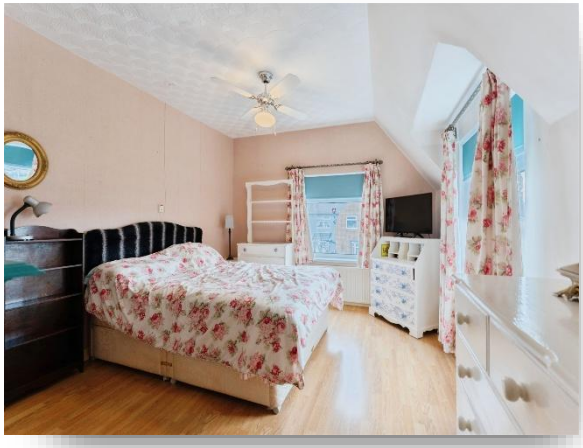












Property Description
This great home has a side entrance hall with stairs to the first floor.

The main living extends across the front of the property and has a bay window for extra space.

To the rear is the kitchen and dining space which is open to a conservatory that goes across the back of the property.

This is a brilliant family space, and it gives you lots of space to decide how you want to use it.

Upstairs the property has three bedrooms, two doubles and a good sized third bedroom. There is a 3pc bathroom.
The property benefits also from a loft space which could be a good place to work from home or a workspace.

Outside the property has a large driveway with a front garden with flower and shrub borders and a central pathway.

To the rear there is a mature garden with lawn and shrubs. The property has an open aspect to the rear.

Viewing is by appointment only so call us today to book yours!

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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."

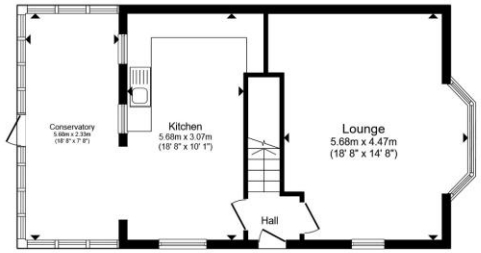
Entrance Hall
Lounge
18' 8" x 14' 8" (5.69m x 4.47m)
Dining Kitchen
18' 8" x 10' 1" (5.69m x 3.07m)
Conservatory
18' 8" x 7' 8" (5.69m x 2.34m)
Bedroom One
12' 11" x 10' (3.94m x 3.05m)
Bedroom Two
11' 7" x 9' 6" (3.53m x 2.90m)
Bedroom Three
9' 6" x 8' 1" (2.90m x 2.46m)
Bathroom

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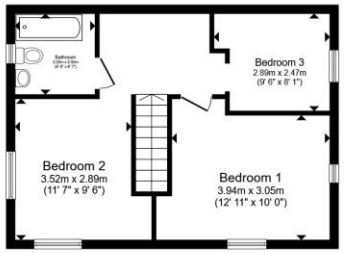
Grasswood Road, Wirral

- End terraced home
- Three bedrooms
- Lounge to front
- Open plan kitchen and conservatory
- Family bathroom

Tenure: Freehold EPC Rating: C
Council Tax Band: A



Ground Floor



First Floor

£185,000

Total floor area 104.2 m² (1,122 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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Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/GRE106342

The Property Ombudsman

Property Ref:
GRE106342 - 0002

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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Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.