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94 Grosvenor Road
Birmingham,
B17 9AN

Offers In The Region Of £400,000



This charming three bedroom mid-terrace home is situated in the sought after residential area of Harborne, conveniently located close to Queens Park, the local leisure centre, and Harborne High Street, which offers an excellent selection of shops, cafés, bars, and restaurants.

The accommodation briefly comprises an entrance hall leading to a bright and welcoming front reception room, featuring a bay window that fills the space with natural light, along with a beautiful original fireplace. To the rear is a stylish lounge area with an open plan layout that effortlessly blends contemporary comfort with timeless character. The beautifully presented galley style kitchen combines modern design with practical functionality and flows seamlessly into the dining area, creating an ideal space for both everyday living and entertaining.

To the first floor is a spacious landing providing access to three well proportioned bedrooms and a modern family shower room.

Externally, the property benefits from a well maintained rear garden featuring a patio area with pergola, lawned section and gated side access.

Ideally positioned close to excellent local amenities, well-regarded schools and convenient transport links. This property would make a superb home for families and professionals alike. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer. 11/8/26 V2 EPC-D CM









Approach

Walled courtyard front garden with mature scrub borders with pathway leading to front door.

Porch

Original stained glass front door leading to:

Entrance Hallway

Central heating radiator, original wooden flooring, decorative archway, stairs leading to first floor landing, doors opening into:

Front Reception room 13'5" into bay 12'1" min x 10'5" max 9'10" min (4.10 into bay 3.70 min x 3.20 max 3.0 min)

Bay double glazed window to front with bespoke shutters, central heating radiators, original wooden flooring, picture rail, original feature fireplace with surround and slate hearth.

Lounge 14'1" max 13'1" min x 11'9" (4.3 max 4.0 min x 3.6)

Double glazed window and door to rear, feature tall central heating radiator, engineered hard wood flooring, access to under stairs storage, curved decorative wall with step leading down to:

Kitchen/Diner 20'11" x 7'6" max x 6'2" min (6.4 x 2.3 max x 1.9 min)

Double glazed sash window and French doors to side, feature double glazed seated window to rear, double glazed lantern skylight, engineered hard wood flooring, feature tall central heating radiator, fitted wall and base units with work surface over, four ring electric induction hob with extractor fan over, integrated electric oven, ceramic oversized sink with drainer and mixer tap, space/plumbing for white goods and slim line seven bottle wine cooler.







First floor landing

Access to loft, central heating radiator, doors leading to:

Bedroom One 16'0" max into wardrobe 14'9" min x 12'1" (4.9 max into wardrobe 4.5 min x 3.7)

Two double glazed sash windows to front, central heating radiator, two floor to ceiling built in wardrobes, original feature fireplace with surround.

Bedroom Two 9'2" min 9'10" max x 10'9" (2.8 min 3.0 max x 3.3)

Double glazed obscured sash window to rear, central heating radiator, Karndean flooring.

Bedroom Three 12'1" max 7'2" min x 7'2" in 9'2" max (3.7 max 2.2 min x 2.2 min 2.8 max)

Double glazed sash window to rear, central heating radiator, original feature fireplace and built in storage cupboard.

Bathroom

Double glazed obscured sash window to side, central heating towel rail, oversized walk in shower with

monsoon shower head over, tiled splashbacks, tiled flooring, low level w.c., vanity wash hand basin with storage shelf and extractor fan.

Garden

Gate leading to shared side access, slabbed patio area leading to lawn with mature borders and patio area beyond with feature pergola.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We



are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

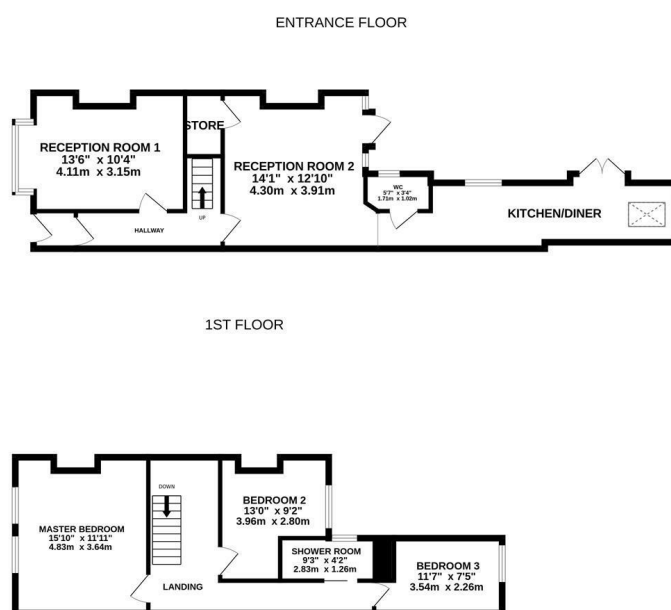
The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that

you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

Council Tax Banding
Tax Band is D.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.



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Halesowen
18 Hagley Road, Halesowen, West Midlands, B63 4RG
T: 0121 550 5400
E: halesowen@grovepropertiesgroup.co.uk