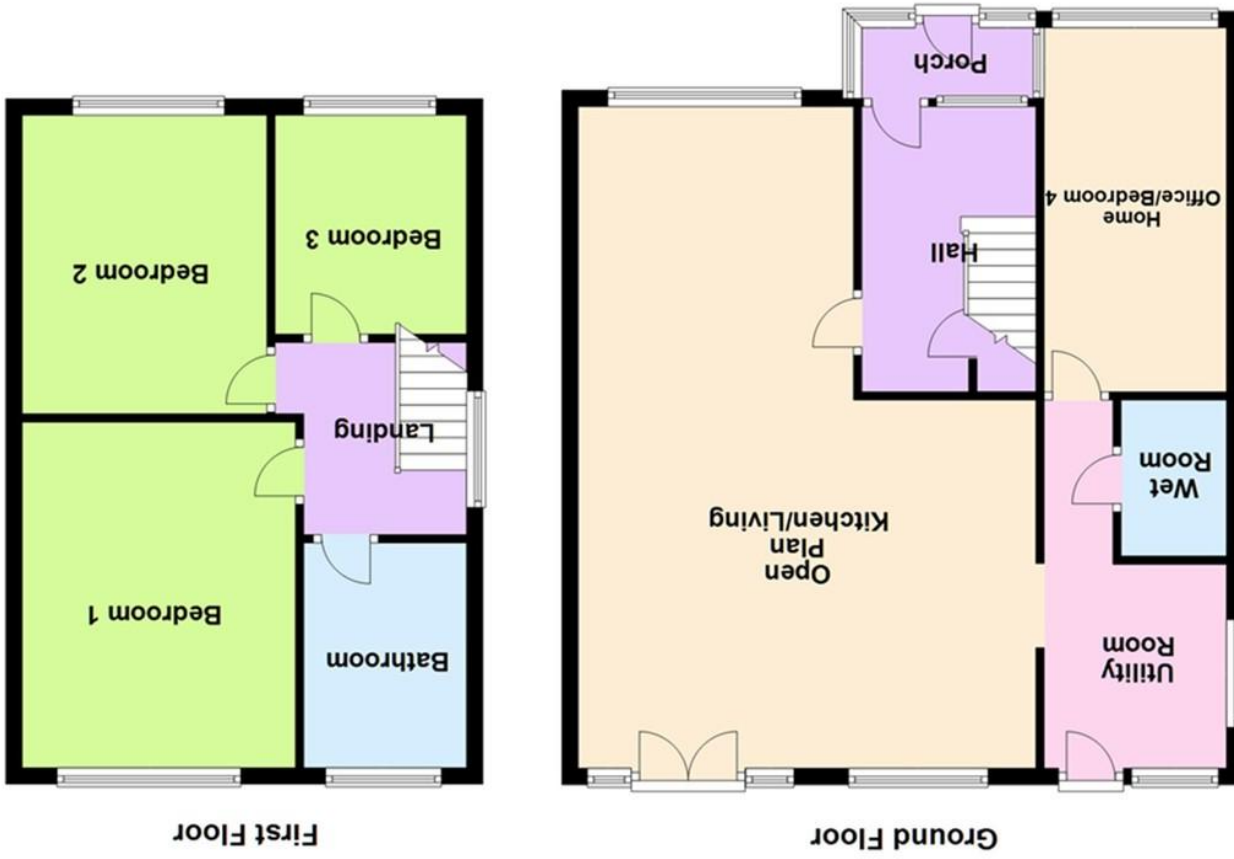


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.



Walmley | 0121 313 1991



- RECENTLY REFURBISHED ¾ BEDROOM SEMI DETACHED HOUSE
- PRESENTED TO A HIGH SPECIFICATION THROUGHOUT
- SUPERB OPEN PLAN KITCHEN / LIVING ROOM
- UTILITY ROOM
- GROUND FLOOR BEDROOM FOUR / HOME OFFICE

Grange Road, Erdington, Birmingham, B24 0EX

Offers in Excess of
 £340,000

Property Description

*** DRAFT DETAILS - A WAITING APPROVAL *** Refurbished to a high specification throughout, this three / four bedroom semi detached family home occupies this highly sought after residential location, being conveniently situated for amenities including the shops and facilities within Erdington and Wyde Green, with public transport on hand including Erdington and Chester Road Train Stations and transport links providing easy access to Birmingham City Centre and motorway connections. The accommodation which has undergone many cosmetic improvements to a high specification throughout briefly comprises enclosed porch, welcoming reception hallway, superb open plan comprehensively fitted kitchen / living room, utility room, ground floor walk-in wet room, ground floor bedroom four / home office, landing, three good sized first floor bedrooms and reappointed family bathroom. To the front the property is set back behind a multi vehicle driveway and to the rear there is a good sized landscaped rear garden. Early internal inspection of this property is highly recommended which is available with no upward chain and in more detail the accommodation comprises:

OUTSIDE To the front the property is set well back from the road behind a neat lawned garden and multi vehicle gravelled driveway and pathway with gated access to rear.

ENCLOSED PORCH Being approached via double glazed entrance door with matching side screens.

WELCOMING RECEPTION HALLWAY Being approached via leaded opaque double glazed entrance door with matching side screen, spindle staircase off to first floor accommodation with useful under stairs storage cupboard, laminate flooring, radiator and door leading off to:

OPEN PLAN KITCHEN / LIVING ROOM 26' 3" and 13' 10" min x 18' 2" max and 11' 1" min (8m and 4.21m x 5.54m and 3.37m) Living Area - Having double glazed window to front, two radiators, double glazed French doors with matching side screens giving access out to rear garden and laminate flooring continuing through to:

Kitchen Area - Having been comprehensively refitted with a bespoke range of wall and base units with worktop surfaces over incorporating inset stainless steel sink unit with side drainer and mixer tap with splash back surrounds, fitted halogen hob with extractor hood above and built-in electric cooker beneath, integrated dishwasher, feature central island breakfast bar with drawers beneath, double glazed window to rear and opening through to:

UTILITY ROOM 14' 5" max and 8' 1" min x 7' 2" max and 2' 10" min (4.39m and 2.46m x 2.18m and 0.86m) Having been refitted with a bespoke range of base units with worktop surfaces over incorporating inset stainless steel sink unit with mixer tap, tiled floor, wall mounted gas central heating boiler, designer chrome ladder heated towel rail, double glazed windows to side and rear elevation, opaque double glazed door giving access to rear garden, door leading through to multi functional ground floor bedroom / home office and further door through to ground floor wet room.

GROUND FLOOR WET ROOM Being reappointed with a white suite comprising slim line vanity wash hand basin with chrome mixer tap, low flush WC, walk-in double shower cubicle with mains fed shower over and shower attachment, complementary tiling to walls and floor, down lighting and extractor.

MULTI FUNCTIONAL GROUND FLOOR BEDROOM FOUR / HOME OFFICE 14' 8" x 7' 4" (4.47m x 2.24m) Having double glazed window to front, down lighting, radiator and cupboard housing gas and electric meters.

LANDING Being approached via staircase from reception hallway, with access to loft, opaque double glazed window to side and doors off to bedrooms and bathroom.

BEDROOM ONE 13' 11" x 10' 10" (4.24m x 3.3m) With double glazed window overlooking rear garden and radiator.

BEDROOM TWO 12' x 9' 11" (3.66m x 3.02m) With double glazed window to front and radiator.

BEDROOM THREE 8' 10" x 7' 11" (2.69m x 2.41m) Having double glazed window to front and radiator.

BATHROOM Being luxuriously reappointed with a four piece white suite comprising panelled bath with mixer tap and telephone shower attachment, vanity wash hand basin with chrome mixer tap and cupboards beneath, low flush WC, part complementary tiling to walls, tiled floor, chrome ladder heated towel rail, fully tiled enclosed double shower cubicle with mains fed rainwater shower over and shower attachment, down lighting, extractor and opaque double glazed window to rear elevation.

OUTSIDE To the rear there is a private landscaped enclosed rear garden with patio and pathway extending round to the side of the property with gated access to front, further pathway leading to neat lawned garden with borders and fencing to perimeter.

Council Tax Band C - Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

