

AP MORGAN



Gracemere Crescent, Birmingham, West Midlands
Offers Over £300,000

Features:

- Popular Hall Green Location
- Extended Semi Detached Home
- Attached Garage
- Off Road Parking
- Kitchen Diner
- Spacious Lounge
- Low Maintenance Rear Garden
- Close to Local Shops & Amenities

Description:

Situated in a popular area of Hall Green, this well-presented three-bedroom semi-detached home offers generous living accommodation throughout. The property is ideal for families and professionals alike, benefiting from off-road parking, a garage, and an easily maintained rear garden.

Approach:

Entering through a welcoming porch, you are greeted by a light and airy hallway that leads to the main living areas. To the front of the property is a generously sized living room, perfect for relaxing or entertaining. To the rear, you'll find a bright and spacious kitchen/diner fitted with modern units and offering plenty of room for family dining. Patio doors open directly onto the rear garden, creating a seamless indoor-outdoor flow. A useful under-stairs cupboard provides additional storage space.

First Floor:

Upstairs comprises three well-proportioned bedrooms. The main bedroom offers ample space for furnishings, while the second double bedroom overlooks the rear garden. The third bedroom makes an ideal single room, study, or nursery. The family bathroom is fitted with a modern suite including a bath with shower over, wash basin, and WC.

Outside:

To the rear, there is a low-maintenance garden with both patio and lawn areas—ideal for outdoor dining and relaxation.

Location:



The property is conveniently positioned close to local shops, schools, and amenities, as well as excellent transport links. It provides easy access to Shirley town centre and major road networks including the M42/M40.

Details:

Porch

Lounge 15'8" x 12'5" (4.78m x 3.78m)

Kitchen 12'5" x 8'6" (3.78m x 2.6m)

Dining Area 10'5" x 9'10" (3.18m x 3m)

Landing

Bedroom 1 11'9" x 9'2" (3.58m x 2.8m)

Bedroom 2 9'6" x 9'2" (2.9m x 2.8m)

Bedroom 3 7'10" x 5'6" (2.4m x 1.68m)

Bathroom

Garage 9'10" x 9'2" (3m x 2.8m)

EPC Rating: D

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



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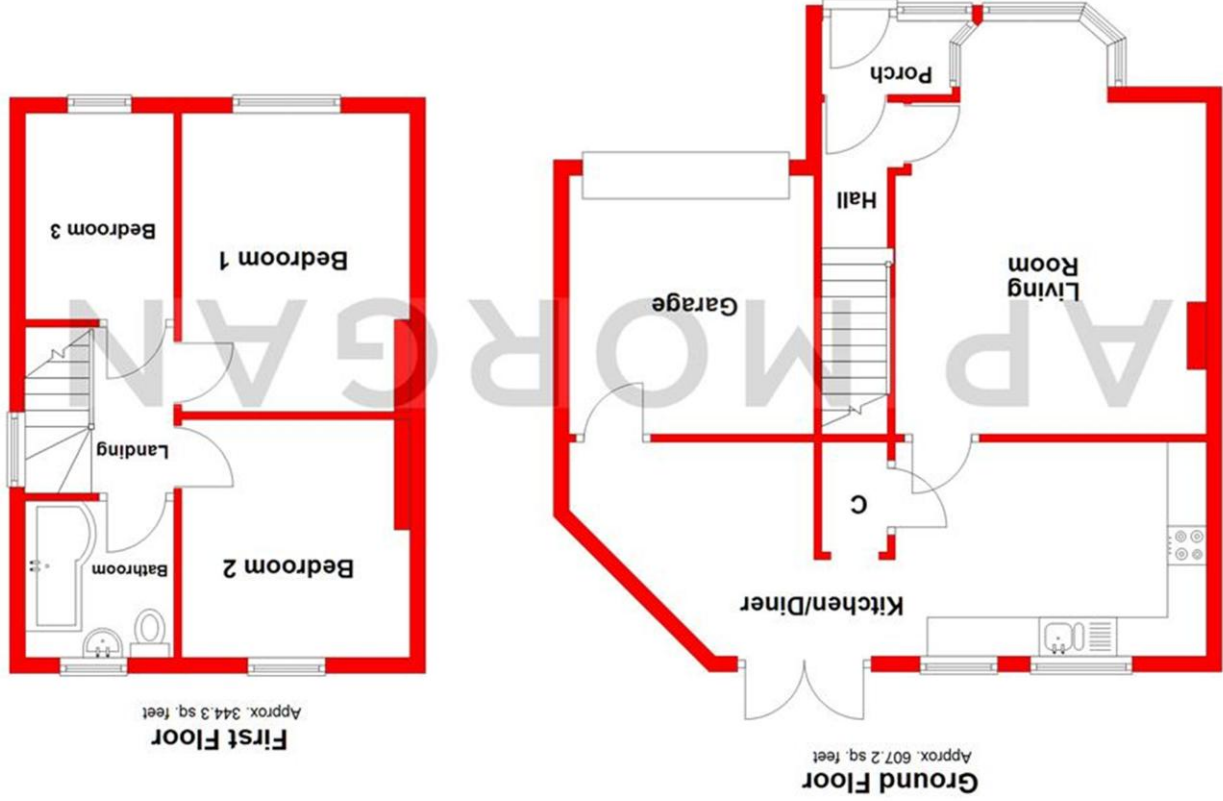
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Total area: approx. 951.5 sq. feet

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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