



£285,000 Offers In Region Of

Granton Road, Birmingham, B14 6HG

Semi-Detached House | 3 Bedrooms | 1 Bathroom

0121 249 6207

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# Step Inside

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## Key Features

- A three bedroom semi detached residence
- Through lounge
- Garage
- Off road parking
- Rear garden
- Double Glazing
- Convenient location
- New central heating boiler
- Ideal for first time buyers or investment
- Freehold upon completion

## Property Description

BLACK AND GOLDS ARE PLEASED TO OFFER FOR SALE this three bedroom semi detached residence on Granton Road, B14. Viewings Highly Recommended.

## Main Particulars

BLACK AND GOLDS ARE PLEASED TO OFFER FOR SALE this three bedroom semi detached residence on Granton Road, B14. Viewings Highly Recommended.

This property is in a highly convenient location, offering residents a wealth of excellent amenities within easy reach. Nearby, you'll find a diverse array of retail facilities, ensuring that shopping and daily necessities are always within close proximity.

For those who rely on public transportation, regular bus services provide convenient access to key destinations, including Birmingham City Centre, Kings Heath and the surrounding areas, making commuting a breeze.

Families with children will appreciate the property's proximity to a range of high-quality nursery, primary, and secondary schools.

Additionally, the property benefits from easy access to the Maypole and Hollywood By-Pass, providing a swift connection to Junction 3 of the M42 motorway at Portway. The M42 serves as a central hub in the national motorway network, offering quick access, via the junction with the A45, to notable attractions such as the National Exhibition Centre, National Motorcycle Museum, Birmingham International Airport, and Railway Station.

If you are purchasing for investment purposes we feel you would achieve £1150 per calendar month

Full Details:

Situated on Granton Road, B14, this three-bedroom semi-detached property presents an ideal opportunity for first-time buyers or investors. The interior features a living room at the front, seamlessly connected to a dining room at the rear, creating a delightful flow for family activities or entertaining guests.

The functional kitchen, with a convenient door leading to a utility area, garage, and a downstairs W.C, enhances the practicality of daily living. Upstairs, three well-proportioned bedrooms complemented by a family bathroom.

The property boasts off-road parking to the front. Meanwhile, the rear garden offers a great outdoor space, perfect for relaxation or the potential for further landscaping.

Tenure:

We have been informed that the property is leasehold, and the current owners will secure the freehold upon completion.

**Please be advised that while probate has been requested for this property, it has not been granted yet.**

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

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PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.





Telephone: 0121 249 6207

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