

**AP MORGAN**



**Gracemere Crescent, Birmingham**  
Asking Price £240,000

### Features:

- Quiet Location
- Three Good Sized Bedrooms
- Two Reception Rooms
- Upstairs Family Bathroom
- Driveway
- Landscaped Large Rear Garden
- Nearby Local Amenities
- Easy Access to Birmingham Airport/NEC

### Description:

GREAT location is this three-bedroom terraced home. The property is approached via a driveway offering convenient off-road parking. Once inside, the welcoming interior briefly comprises a practical layout ideal for family living or first-time buyers.

Accessed via a covered porch leading into the main hall, the ground floor offers a spacious living room filled with natural light. From here, a door leads into a generous kitchen/diner, ideal for both everyday meals and entertaining. A pantry offers additional storage, and there is also a ground-floor toilet for added convenience. To the rear, a versatile reception room/bedroom 4 opens into a bright garden room, offering excellent views and access to the landscaped garden.

The first floor hosts three well-proportioned bedrooms, including a spacious main bedroom and a second double bedroom. A compact third bedroom is ideal as a child's room, guest space, or home office. The family bathroom is conveniently located off the central hallway.

Moving outside, the property enjoys a well-landscaped rear garden, perfect for relaxing or entertaining. This low-maintenance space provides a peaceful retreat with mature planting and patio areas.

Nearby Shirley town centre boasts a wide array of amenities including shops, restaurants, and cafes. The home is also conveniently placed for access to the M5, M42, and M40, making it ideal for commuters.



**Details:**

**Porch**

**Living Room** 16'11" x 12'9" (5.16m x 3.89m) Both Max

**Kitchen/Diner** 12'9" x 8'11" (3.89m x 2.72m)

**Panty**

**Garden Room** 10'3" x 7'2" (3.12m x 2.18m) Both Max

**Reception 2/Bedroom 4** 10'1" x 6'2" (3.07m x 1.88m)

**Toilet**

**Bedroom 1** 12'5" x 11'7" (3.78m x 3.53m)

**Bedroom 2** 11'7" x 10'3" (3.53m x 3.12m)

**Bedroom 3** 8'2" x 6' (2.5m x 1.83m)

**Bathroom** 7'1" x 6' (2.16m x 1.83m) Both Max

**EPC Rating:** E

**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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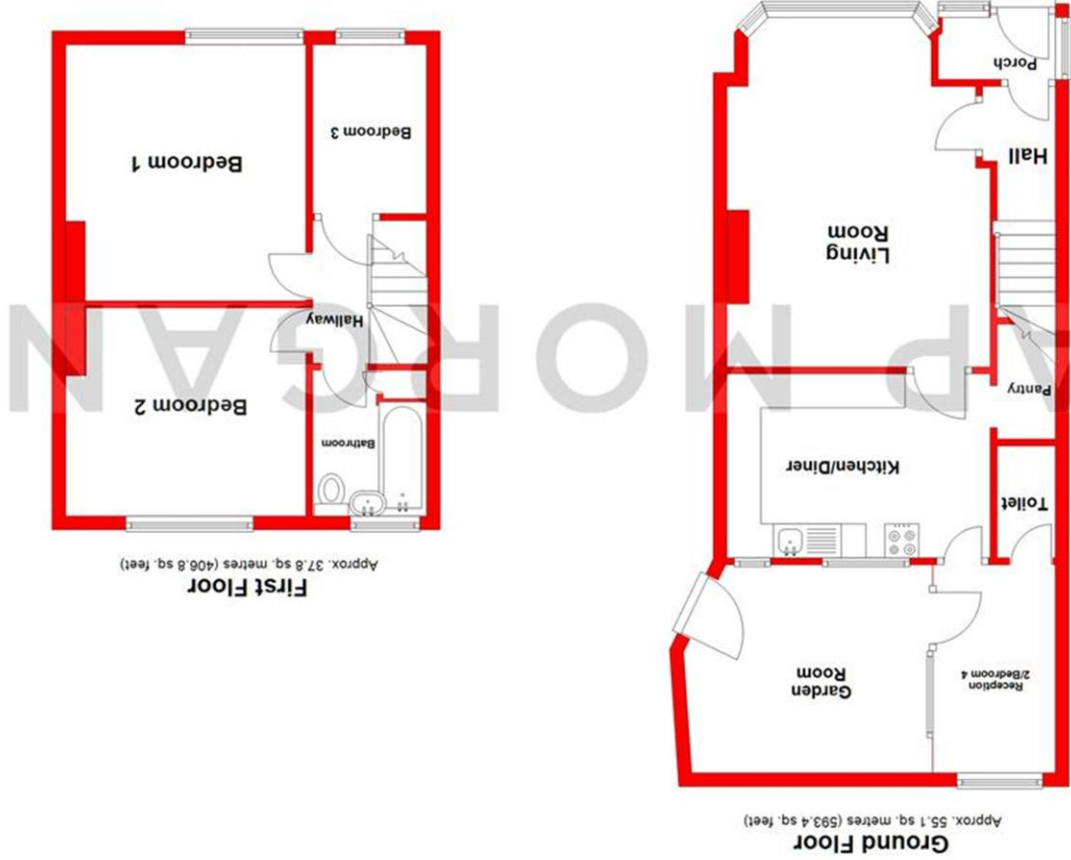
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