





15 Fredas Grove, Birmingham

£255,000 Freehold

Hadleigh Estate Agents are delighted to offer this much improved two bedroom terrace property for sale. Benefitting from being offered with no upward chain, the property includes garage en-bloc and has recently had a brand new kitchen fitted and redecorated throughout. Located on Fredas Grove the property is a short walk from the vibrant Harborne High Street. The property comprises of driveway parking, entrance hallway and brand new fitted kitchen. Spacious lounge diner, with two double bedrooms and modern fitted family bathroom. To the rear is a newly landscaped private garden. With the property further benefitting from new carpets and internal doors fitted.



Entrance Hallway
Welcoming entrance hallway with convenient understairs storage cupboard. Partially glazed wooden front door, ceiling light point, central heating radiator and laminate flooring.

Kitchen
Brand new fitted kitchen, boasting a range of base and wall units. With plumbing for washing machine and integrated dishwasher, fitted oven and gas hob. Stainless teel sink and drainer unit, tiled splashbacks, window to the front elevation, central heating radiator and ceiling light point.



Lounge Diner
Modern and spacious lounge diner, with feature fireplace at the focal point. Double glazed windows and patio door lead into the garden. Decorative coving, ceiling light point, central heating radiator and flooring continuing from the hallway.

Landing
With carpeted stairs and laminate flooring to the landing, ceiling light point and beneficial pull down loft hatch.





Master Bedroom
Double bedroom comprising newly fitted carpet, double glazed window to the rear elevation, central heating radiator and ceiling light point.



Bedroom Two
Further double bedroom comprising two double glazed windows to the front elevation, carpeted flooring, ceiling light point, central heating radiator and fitted storage cupboards.

Bathroom
Modern fitted bathroom being partially tiled, with low level flush WC and vanity unit. Fitted bath, with newly fitted mains shower and lass screen. Central heating radiator, extractor fan and ceiling light point.



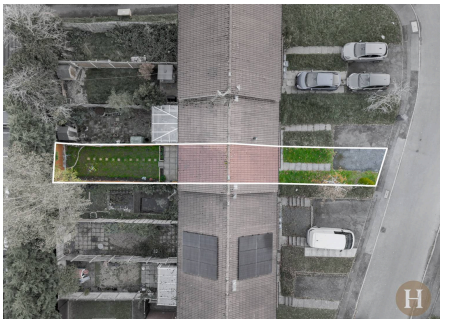
Garden
The private rear garden enjoys both newly laid lawn and fitted fenced boundaries, along with enjoying a patio area.

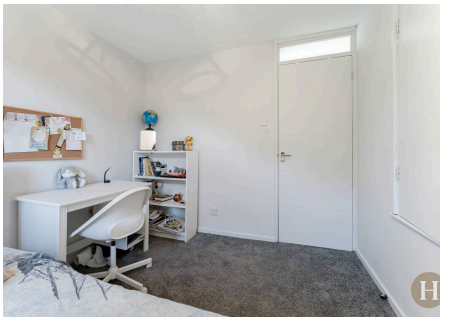
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







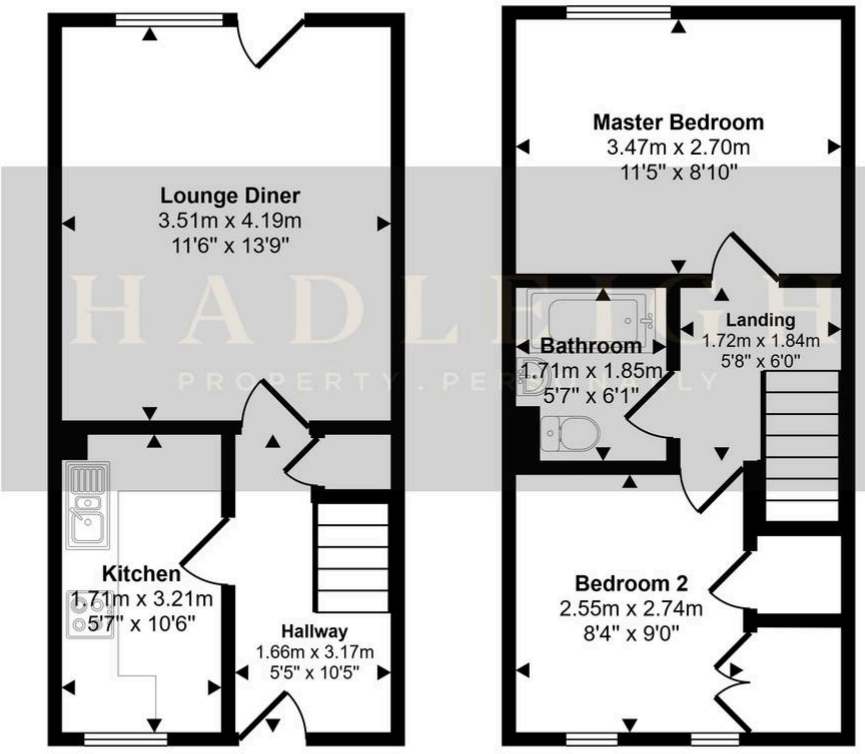
- Two bedroom terraced house
- No upward chain
- Newly fitted kitchen
- Driveway parking & garage en-bloc
- Newly landscaped rear garden
- Redecorated throughout
- Spacious lounge diner







Approx Gross Internal Area
55 sq m / 597 sq ft



Ground Floor
Approx 28 sq m / 299 sq ft

First Floor
Approx 28 sq m / 298 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.