PAUL CARR Estate Agents Sales & Lettings

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# Grasmere Road, Handsworth
# Birmingham, B21 0UL

**£230,000**

# Handsworth

## £230,000

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This fabulously presented three-bedroom mid-terraced home offers modern living throughout, having been thoughtfully extended to the rear to create an impressive family space.

Ideally suited to growing families and buyers looking for a home that is ready to move straight into, the property combines generous accommodation with a modern design.

The welcoming accommodation briefly comprises a large front lounge, providing an excellent space to relax and unwind, alongside a second separate reception room offering flexibility for a dining room, playroom or home office. To the rear is the impressive modern extended dining kitchen, featuring ample storage units and plenty of space for family dining. A downstairs family bathroom adds further practicality to the ground floor and is perfectly suited to busy family life.

Upstairs, there are three good-sized bedrooms, providing comfortable accommodation for all the family, together with a useful separate WC.

Externally, the property benefits from a good-sized rear garden with a substantial slabbed area, creating an easy-to-maintain outdoor space that is ideal for relaxing, entertaining or family use.

Properties of this quality and size are sure to attract strong interest, so early viewing is highly recommended. Contact our team today to arrange your appointment and appreciate everything this fantastic family home has to offer.



















# Property Specification

FABULOUSLY PRESENTED THROUGHOUT
MODERN DESIGN
THREE GOOD-SIZED BEDROOMS
EXTENDED TO THE REAR
LARGE FRONT LOUNGE

**Porch 0.82m (2'8") x 0.81m (2'8")**

**Reception Hall 2.51m (8'3") x 0.82m (2'8")**

**Lounge 3.42m (11'3") max x 2.98m (9'9")**

**Lounge 4.47m (14'8") x 3.86m (12'8")**

**Lobby**

**Modern Dining Kitchen 4.30m (14'1") x 3.74m (12'3")**

**Landing 3.60m (11'10") x 0.72m (2'4")**

**Bedroom 1 4.42m (14'6") x 3.54m (11'7")**

**Bedroom 3 2.64m (8'8") x 2.21m (7'3")**

**Bedroom 2 3.63m (11'11") x 3.58m (11'9")**

**Bathroom 2.25m (7'5") x 1.66m (5'5")**

## *Agent's Note:*

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 27th August 2026

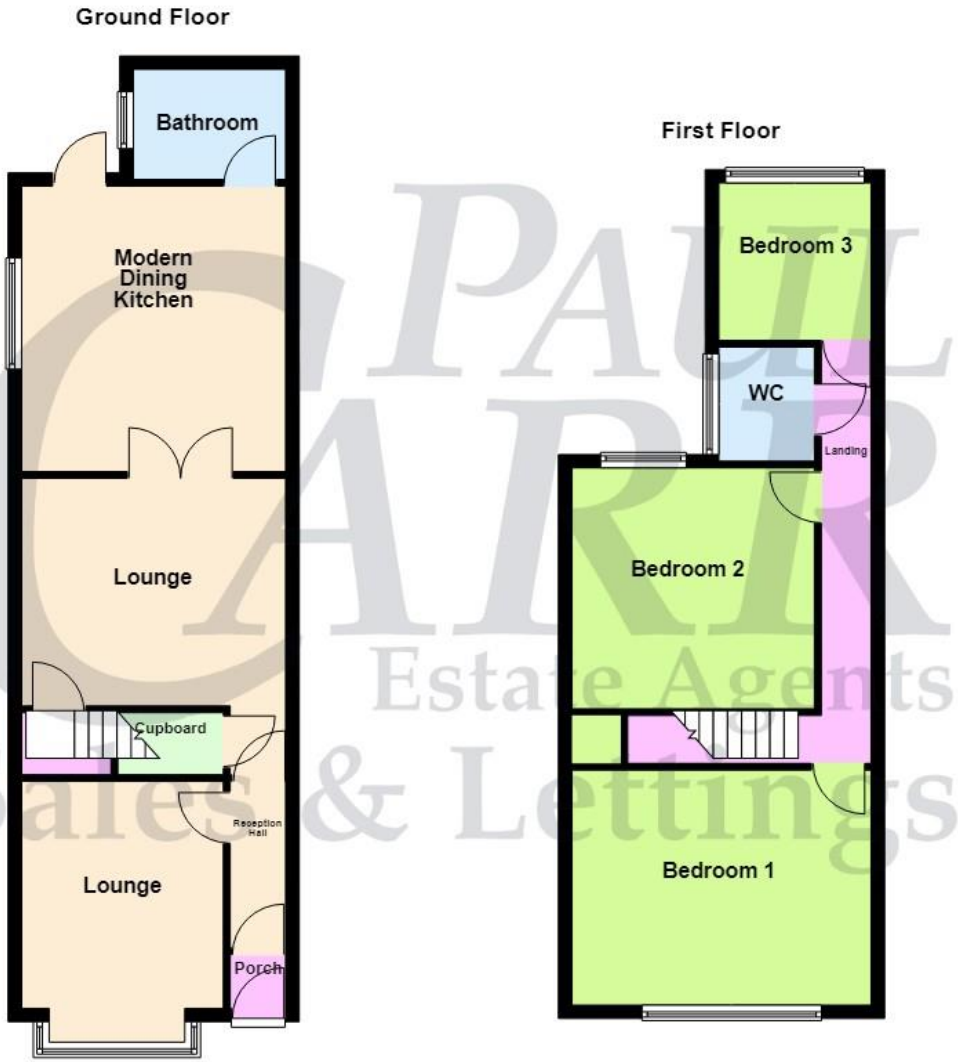
**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £57 including VAT) applies which covers the cost of **obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.**

## *Viewer's Note:*

Services connected: Electric, gas, water and drainage
Council tax band: A
Tenure: Freehold

# Floor Plan

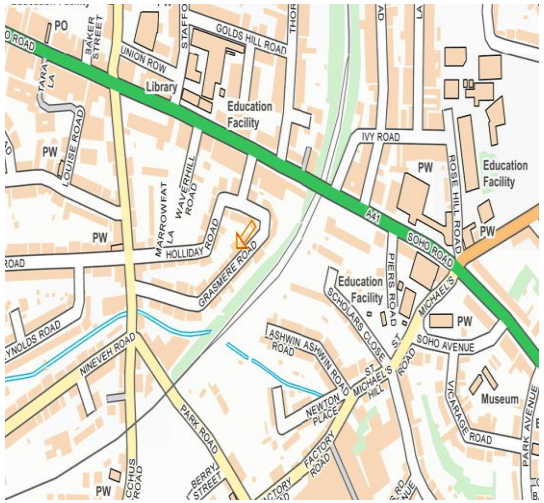
*This floor plan is not drawn to scale and is for illustration purposes only*




## Energy Efficiency Rating

**New Instruction Awaiting E.P.C.**

## Map Location




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OnTheMarket.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman