



Grosvenor Road,  
Meir



**OneAgency**

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# Offers in Excess of £120,000

A two bedroom end town house in a popular location. Ideal for first time buyers or investment. Located within very close proximity to the A500 and M6 brilliant for commuter links and nearby schools. The property benefits from a kitchen/diner, modern bathroom and gardens to the front and rear. Viewing is highly advised!





## Ground Floor

### Hall

1.10m x 1.05m (3' 7" x 3' 5") Entered through the front door, radiator and laminate flooring.

### Lounge

3.85m x 3.50m (12' 8" x 11' 6") A double glazed window to the front, gas fireplace and surround, radiator and laminate flooring.

### Kitchen/Diner

4.76m x 3.05m (15' 7" x 10' 0") A range of wall and base units with worktops, stainless sink basin, space for a cooker with extractor hood over, plumbing for a washing machine, space for a fridge/freezer, plumbing for a dishwasher, storage cupboard, radiator, door to the rear, double glazed window and tiled flooring.

## First Floor

### Bedroom One

3.39m x 3.23m (11' 1" x 10' 7") A double glazed window to the front, single window to the front, radiator, boiler mounted to the wall and carpet flooring.

### Bedroom Two

3.71m x 2.79m (12' 2" x 9' 2") A double glazed window to the rear, radiator and carpet flooring.

### Bathroom

2.73m x 1.86m (8' 11" x 6' 1") A white suite comprising of a bath with overhead shower unit, vanity hand wash basin, low level w/c, double glazed window to the rear, radiator and vinyl flooring.

### External

Front - A paved pathway to the front door and low maintenance garden.

Rear - A paved patio area for seating, steps leading to two separate lawned areas with sleeper borders.

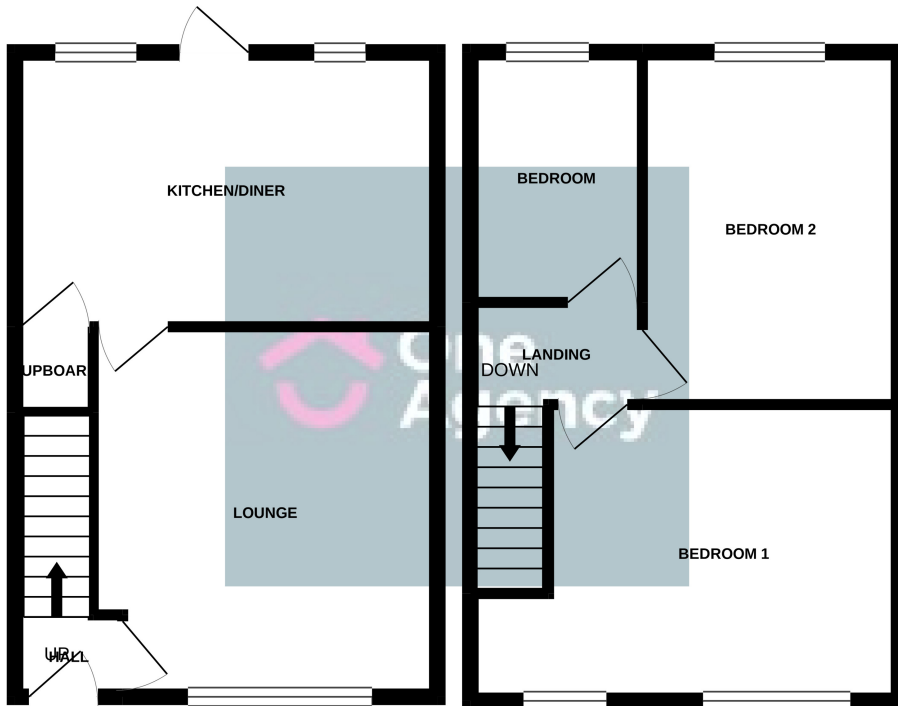
### AGENTS NOTES

The council tax band is A.

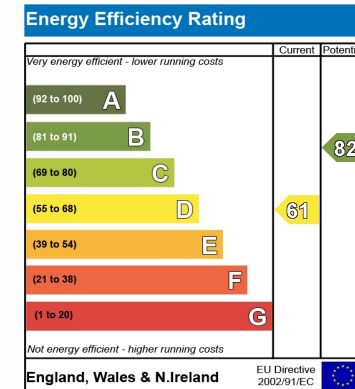


GROUND FLOOR

1ST FLOOR



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.  
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