



£300,000

**Keble Grove, Birmingham, B26
3DD**

- Beautifully Presented Detached Family Home
- Quiet Cul-De-Sac Location
- Three Double Bedrooms
- Kitchen with Built in Appliances
- Lounge / Dining Room Overlooking Rear Garden
- First Floor Four Piece Family Bathroom
- Garage
- Driveway
- Early Viewing Essential
- Close to Local Schools, Shops and Transport Links

EPC Rating

Current: C
Potential: B

Council tax band

Band = C

* FABULOUS DETACHED FAMILY RESIDENCE SITUATED IN A MOST SOUGHT AFTER LOCATION IN SHELDON ** THREE DOUBLE BEDROOMS ** GARAGE **

YOUR DREAM HOME HAS JUST BECOME AVAILABLE TO THE MARKET!

This MODERN DETACHED HOUSE is AN IDEAL FAMILY HOME, with lots to offer but don't take my word for it... CALL OUR YARDLEY OFFICE TO ARRANGE YOUR VIEWING ON 0121-783-3422 NOW!!!

The property is situated on Keble Grove, Sheldon

Accessed via a pathway with small garden and DRIVEWAY area leading to a double glazed entrance door, the property comprises of: Entrance hallway, LOUNGE / DINING ROOM, KITCHEN WITH APPLIANCES INCLUDED, rear garden all on the ground floor.

First floor comprises of THREE DOUBLE BEDROOMS AND FOUR PIECE FAMILY BATHROOM.

The property also benefits from central heating and double glazed (both where specified) GARAGE AND

DRIVEWAY.

EPC : C

Approach

Access is gained via driveway leading to :

Hallway

Stairs to the first floor, central heating radiator and doors off:

Lounge / Dining Room

22'6" x 12'8" (6.86m x 3.86m)

Double glazed window to rear, double glazed patio door to rear, central heating radiator and feature fireplace.

Kitchen

15'11" x 8'6" (4.85m x 2.59m)

Double glazed window to front, door to side, fitted with a range of matching wall base and drawer units with worksurface over incorporating sink and drainer with mixer tap over, oven hob and extractor and dishwasher.

FIRST FLOOR

Landing

Loft access and doors off:

Bedroom One

11'0" x 10'5" (3.35m x 3.18m)

Double glazed window to rear and central heating radiator.

Bedroom Two

13'9" x 7'9" (4.19m x 2.36m)

Double glazed window to front and central heating radiator.

Bedroom Three

10'6" x 10'5" (3.20m x 3.18m)

Double glazed window to rear and central heating radiator,

Bathroom

9'9" x 7'4" (2.97m x 2.24m)

Double glazed frosted window to front, suite comprising w.c, wash hand basin, bath and walk in shower with heated towel rail and tiled walls

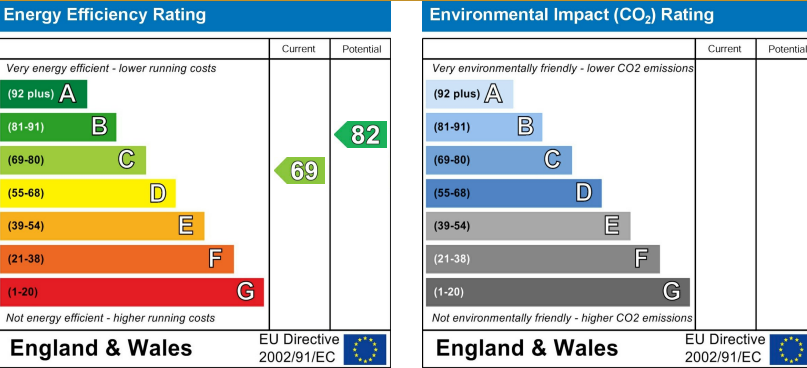
OUTSIDE

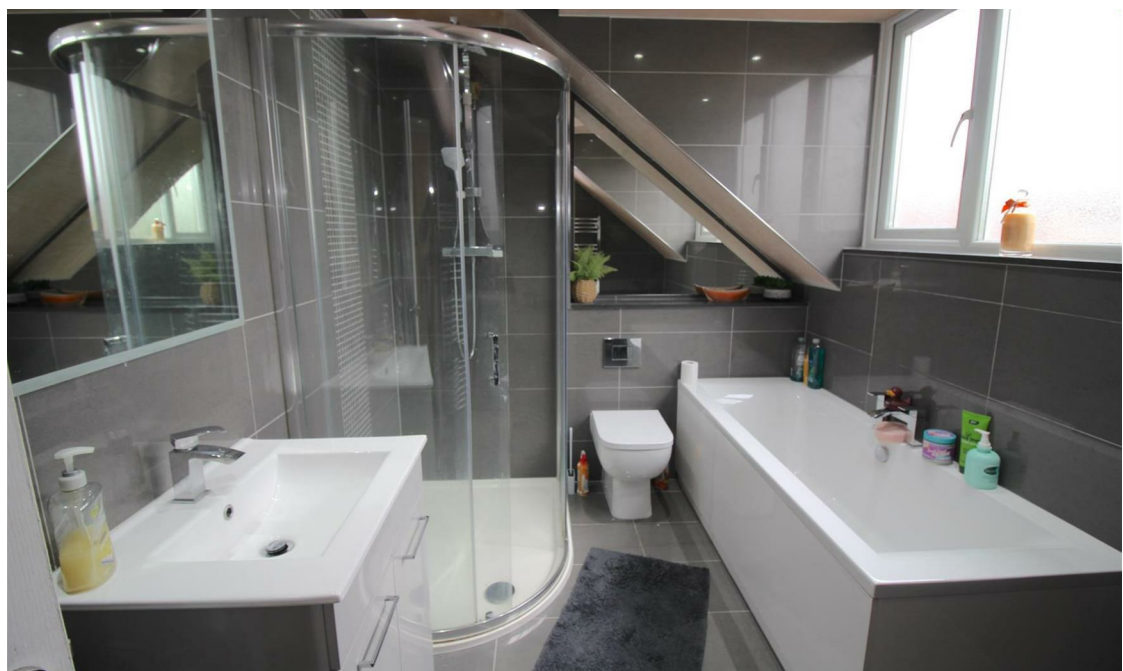
Rear Garden

Enclosed garden with patio area and being mainly laid to lawn

Garage

Up and over door to front,





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