





## Offers Over £290,000

### Keble Grove, Birmingham, B26 3DD

- Detached Family Home Offered with No Upward Chain
- Lounge / Dining Room
- Kitchen
- Three Double Bedrooms
- First Floor Family Bathroom
- Driveway for Two Cars
- Garage
- Rear Garden
- Ideal Family Home
- 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 \*\* NO CHAIN \*\*

YOUR DREAM HOME HAS JUST BECOME AVAILABLE TO THE MARKET!

This MODERN DETACHED HOUSE is AN IDEAL FAMILY HOME CALL OUR YARDLEY OFFICE TO ARRANGE YOUR VIEWING ON 0121-783-3422 NOW!!!

The property is situated on Keble Grove, Sheldon Accessed via DRIVEWAY area leading to entrance door, the property comprises of: Entrance hallway, LOUNGE / DINING ROOM, KITCHEN and rear garden all on the ground floor. First floor comprises of THREE DOUBLE BEDROOMS AND FAMILY BATHROOM.

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

EPC : C

### Approach

Access is gained driveway leading to:

### Hallway

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

### Lounge

**20'6 x 19'11 (6.25m x 6.07m )**

Double glazed window to rear, double glazed double doors to rear and central heating radiator.

### Kitchen

**10'11 x 10 (3.33m x 3.05m)**

Double glazed window to front, central heating radiator, fitted with a range of matching wall base and drawer units with work surface over incorporating sink and drainer with mixer tap over.

### FIRST FLOOR

### Landing

Loft access and doors off:

### Bedroom One

**12'2 x 10'6 (3.71m x 3.20m )**

Double glazed window to rear and central heating radiator

Bedroom Two

11'9 x 7'6 (3.58m x 2.29m )

Double glazed window to rear and central heating radiator.

Bedroom Three

14'2 x 7'9 (4.32m x 2.36m )

Double glazed window to front and central heating radiator.

Bathroom

11'9 x 8'5 (3.58m x 2.57m )

Double glazed frosted window to front, suite comprising low level w.c, wash hand basin, bath, central heating radiator and airing cupboard

OUTSIDE

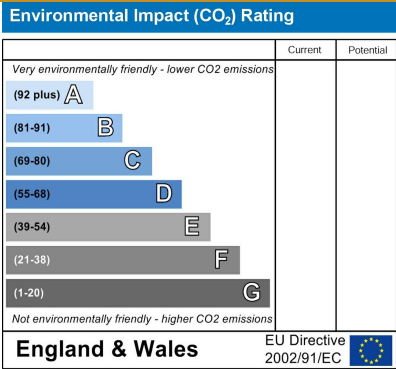
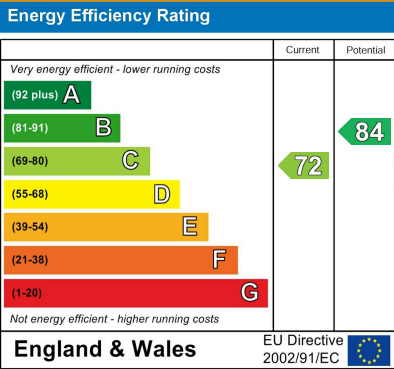
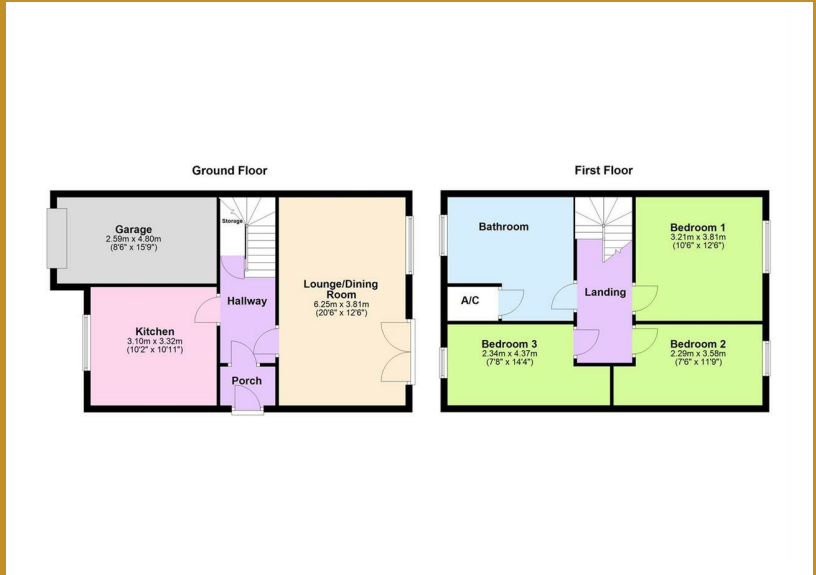
Garage

15'9 x 8'6 (4.80m x 2.59m )

With up and over door to front

Rear Garden

With patio area and lawned area.







167 - 169 Church Road, Yardley, Birmingham, B25 8UR  
[yardley@primestatesuk.com](mailto:yardley@primestatesuk.com)