



smart homes

## Beverley Grove

Sheldon, Birmingham, B26 3HT

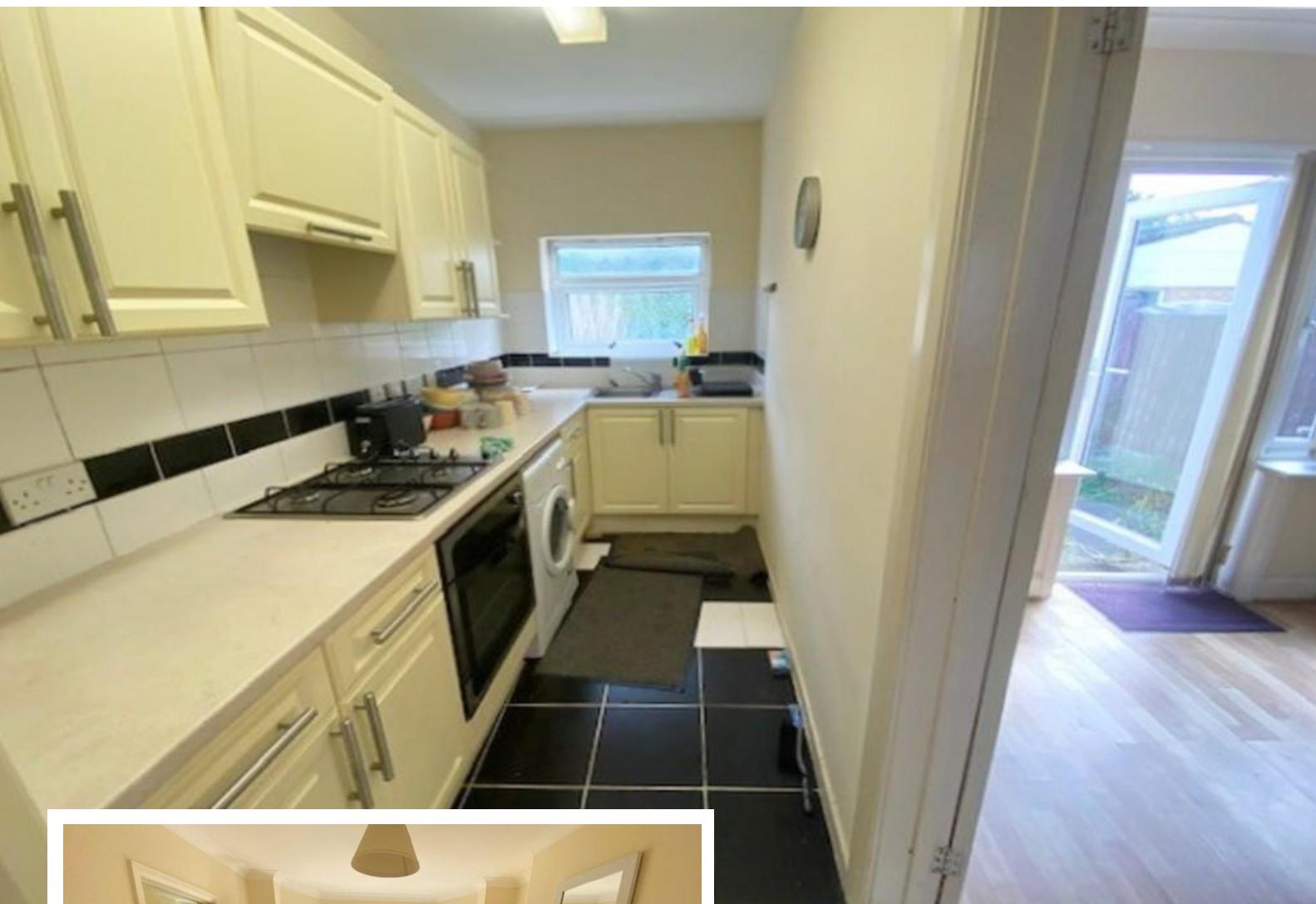
- A Traditional Semi-Detached Family Home
- Three Bedrooms
- Extended Fitted Kitchen
- No Upward Chain

**Offers Over £200,000**

EPC Rating - 64

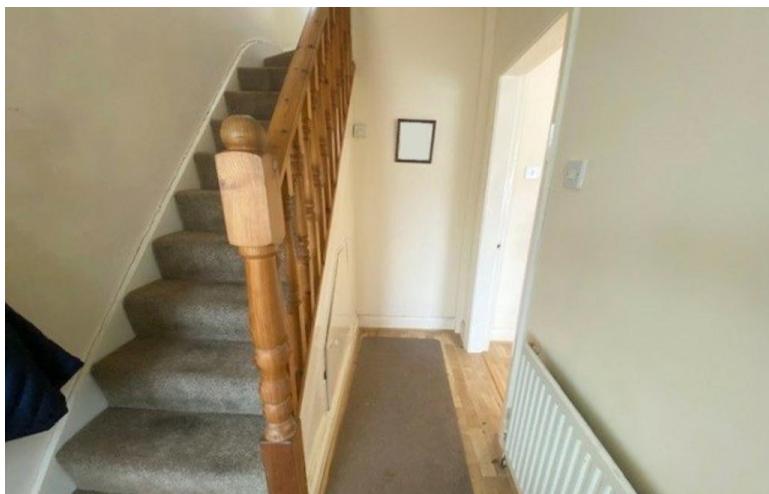
Current Council Tax Band - B





## Property Description

The property is set back from the road behind a block paved driveway providing off road parking with ornamental brick walls and fencing to side boundaries and a double glazed door leading into



## Enclosed Porch

With ceramic tiling to floor and an obscure double glazed door with obscure window to side leading into

## Entrance Hallway

With stripped timber effect flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and door leading off to



### Through Lounge/Diner

24' 4" x 10' max (7.42m x 3.05m max) With a double glazed bay window to front elevation, double glazed bay window and door to rear, two wall mounted radiators, coving to ceiling, ceiling light points, a feature fireplace with a living flame coal effect gas fire and door to



### Fitted Kitchen to Rear

15' 9" x 5' 1" (4.8m x 1.55m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Integrated oven, space and plumbing for washing machine, wall mounted gas central heating boiler, tiling to splash back areas and floor, under stairs larder area, ceiling light point and a double glazed window to the rear aspect



### Landing

With a double glazed window to side, access to loft space, ceiling light point and door to

### Bedroom One to Front

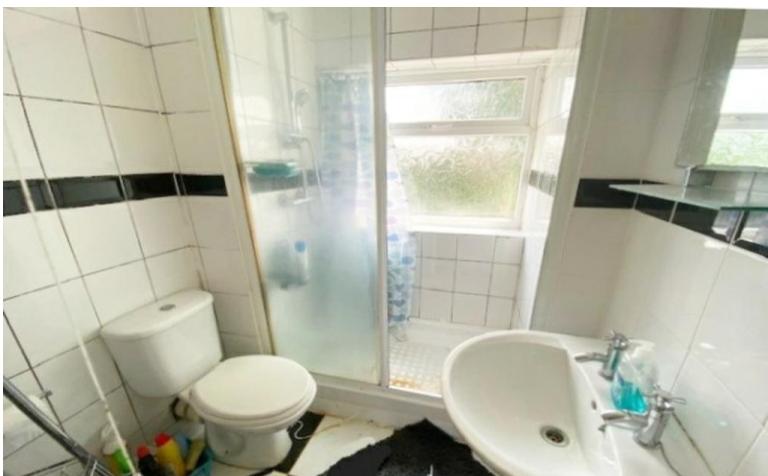
12' 4" x 10' 4" (3.76m x 3.15m) With double glazed bay window to front elevation, radiator and ceiling light point

### Bedroom Two to Rear

12' 4" x 10' (3.76m x 3.05m) With double glazed bay window to rear elevation, radiator and ceiling light point

### Bedroom Three to Front

6' 7" x 5' 3" (2.01m x 1.6m) With double glazed window to front elevation, radiator and ceiling light point



## Shower Room to Rear

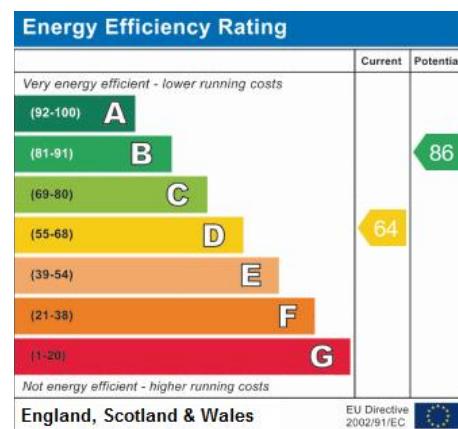
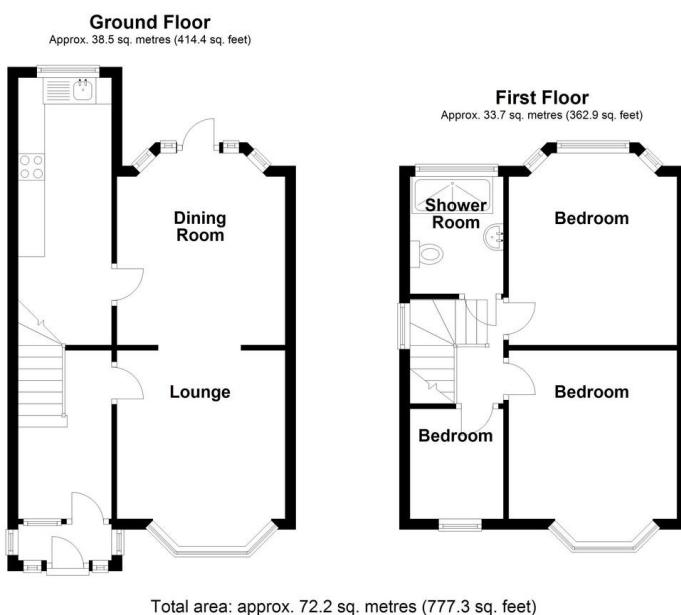
Being fitted with a suite comprising of a full tiled shower enclosure, pedestal wash hand basin and a low flush W.C. Tiling to full height and floor, ceiling light point and an obscure double glazed window to the rear elevation

## Rear Garden

Being mainly paved for ease of maintenance, panelled fencing to boundaries and rear vehicular access

## Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Council tax band B



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