

Horton & Senate



116 Cleeve Road, Birmingham, B14 4EF

£239,950

- NO CHAIN
- Bathroom
- Off Road Parking
- Refurbished Throughout
- Three Double Bedrooms
- Kitchen/Diner
- Private Rear Garden
- Ideal For First Time Buyers

116 Cleeve Road, Birmingham B14 4EF

Horton & Senate estate agents are pleased to present this three bedroom semi detached home on Cleeve Road. Being sold with no upward chain and recently refurbished, its an ideal property for first time buyers looking for a stunning home that's ready to move into.

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Council Tax Band: A



Property

Approach

Via a recently laid drive way with parking for two cars, a front garden and gate providing access to the rear garden.

Ground Floor

The property is accessed via a porch which leads into;

Hall

Stairs leading to the first floor landing, central heating radiator and door to lounge.

Lounge

A double glazed bay window to the front, central heating radiator, storage cupboard and door to kitchen/diner

Kitchen Diner

An open plan kitchen diner in fantastic condition provides a great space for family entertainment and dining. There are a range of wall and floor base units, with space for appliances, a dining area and a door leading to the rear garden.

First Floor

Landing

Doors to first floor rooms, access to the half boarded loft for storage with easy access via the inbuilt ladder.

Bedroom One

Having a double glazed window to the front elevation and a central heating radiator.

Bedroom Two

Having a double glazed window to the rear elevation and a central heating radiator.

Bedroom Three

Having a double glazed window to the rear elevation and a central heating radiator.

Family Bathroom

The suite comprises of a panelled bath, sink and wc. There is tiling to splash prone areas and a double glazed window.

Outside

Rear Garden

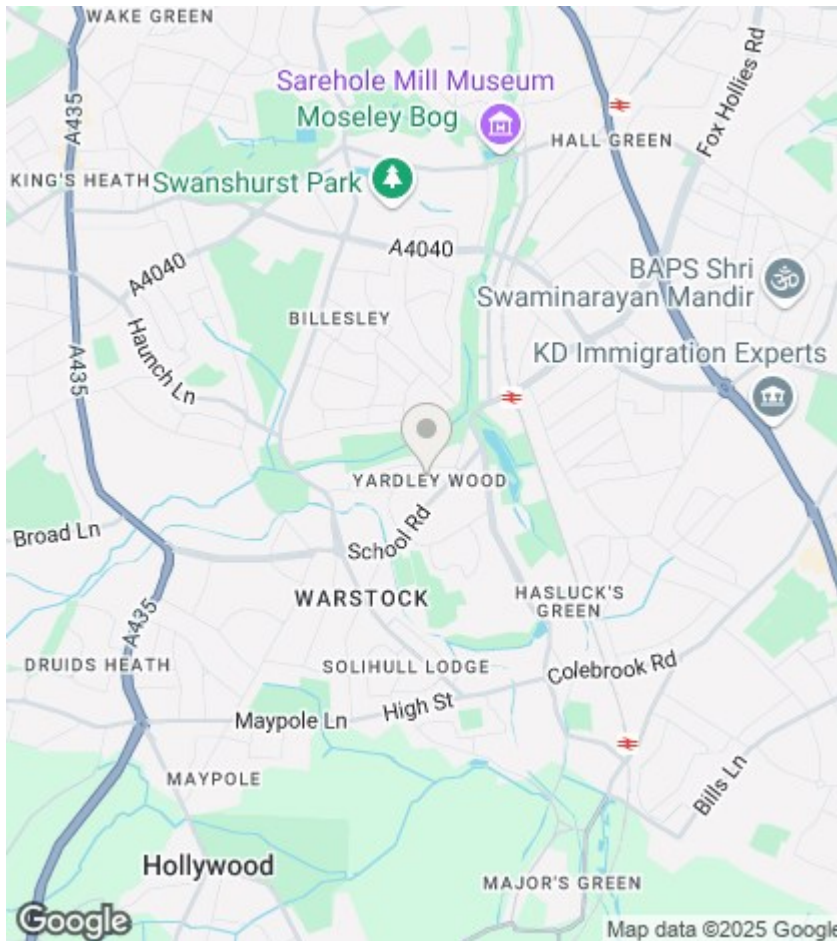
The private rear garden has a slabbed patio area that steps down to the lawn. There are fences to the boundaries, space for a shed and a gate providing access to the front of the property.

Location

Cleeve Road in Yardley Wood benefits from excellent transport links to Birmingham city centre. Yardley Wood train station, just a seven-minute walk away, offers direct rail services. Additionally, frequent bus routes serve the area, providing alternative travel options for commuters and residents. Whether by train, bus or car, getting into Birmingham is quick and convenient, making this location ideal for those who need easy access to the city while enjoying a quieter suburban setting.

Cleeve Road is also surrounded by fantastic green spaces, offering plenty of opportunities for outdoor activities and relaxation. Swanshurst Park is a standout, featuring scenic walking trails, a large natural heathland, and Moseley New Pool, which is popular for fishing and birdwatching. The park also hosts seasonal events like funfairs and a circus, making it a lively community hub.

For families, there are several well-regarded schools nearby. Yardley Wood Community Primary School is a welcoming local primary school, while Christ Church Church of England Secondary Academy provides secondary education with a strong academic and community focus. Other nearby options include Billesley Primary School, Mill Lodge Primary School, and Grendon Junior & Infant School, all offering quality education within easy reach.



Directions

Viewings

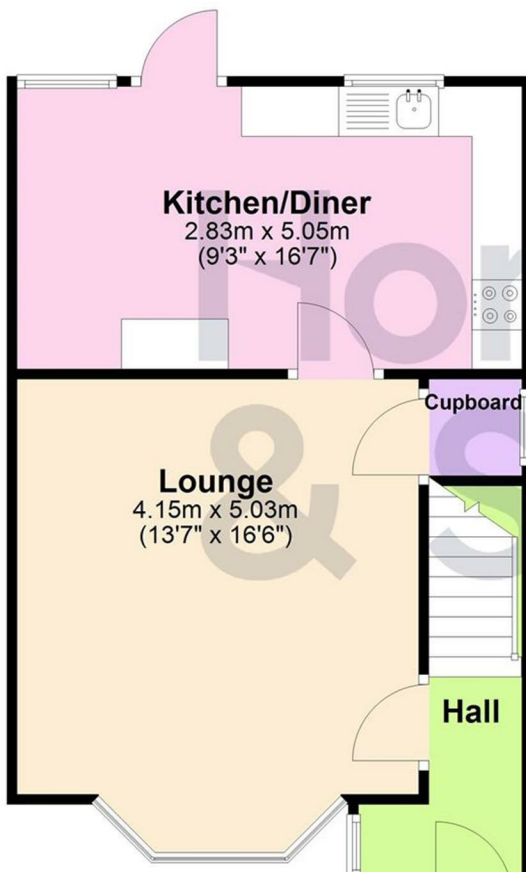
Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor

