

Keble Grove, Sheldon



Offers Over £280,000



## Keble Grove, Sheldon

- Detached Bungalow
- 2 Bedrooms
- Garden
- Off-Road Parking
- Ideal Family Home
- Spacious Reception Room
- Impressive Kitchen
- Integrated Garage
- Ideal for First Time Buyers
- Ideal For People Looking To Down Size

**Tenure:** Freehold  
**Council Tax Band:** D

Nestled in the charming area of Keble Grove, Sheldon, Birmingham, this delightful detached bungalow offers a perfect blend of comfort and modern living. Spanning an impressive 1,040 square feet, the property boasts two well-proportioned bedrooms, making it an ideal choice for small families, couples, or those seeking a peaceful retreat.

As you enter, you are greeted by a spacious reception room that exudes warmth and invites relaxation. The living room is particularly noteworthy, providing an amazing space for entertaining guests or enjoying quiet evenings at home. The impressive kitchen is a highlight of the property, designed with functionality in mind and equipped to meet all your culinary needs.

The bungalow is complemented by a well-maintained south-facing garden, which bathes in sunlight throughout the day, creating a serene outdoor space perfect for gardening, al fresco dining, or simply unwinding in the fresh air.

Parking is a breeze with ample space for up to four vehicles, ensuring convenience for you and your guests. Built between 2000 and 2009, this property combines contemporary design with practical living, making it a desirable option for those looking to settle in a friendly neighbourhood.

In summary, this charming bungalow on Keble Grove presents an excellent opportunity for anyone seeking a comfortable and stylish home in Birmingham. With its impressive features and prime location, it is sure to attract interest from discerning buyers. Don't miss the chance to make this lovely property your own.

### Lounge/Dining Room

5.92m x 4.03m (19'5" x 13'3")

Double glazed windows to side, double glazed door to garden, laminate flooring, wall mounted radiators, remote control dimmable ceiling light, skirting, coving to ceiling

### Kitchen

2.96m x 3.12m (9'9" x 10'3")

Double glazed window to rear, double glazed door to garden, laminate flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated cooker and extractor fan, fridge freezer, washing machine, microwave, integrated lights under the elevated units.

### Bedroom 1

4.11m x 3.35m (13'6" x 11'0")

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

### Bedroom 2

4.11m x 2.18m (13'6" x 7'2")

Double glazed window to front, laminate flooring, wall mounted radiator, skirting, ceiling light

### Bathroom

2.02m x 1.74m (6'8" x 5'9")

Privacy double glazed window to side, tile flooring, wall tiles, walk in shower unit, wash basin with mixer tap, heated towel rail, extractor fan, dual head shower

### Garage

5.86m x 2.33m (19'3" x 7'8")

Garage door, ceiling light, concrete/carpet flooring, door to hallway

### Garden

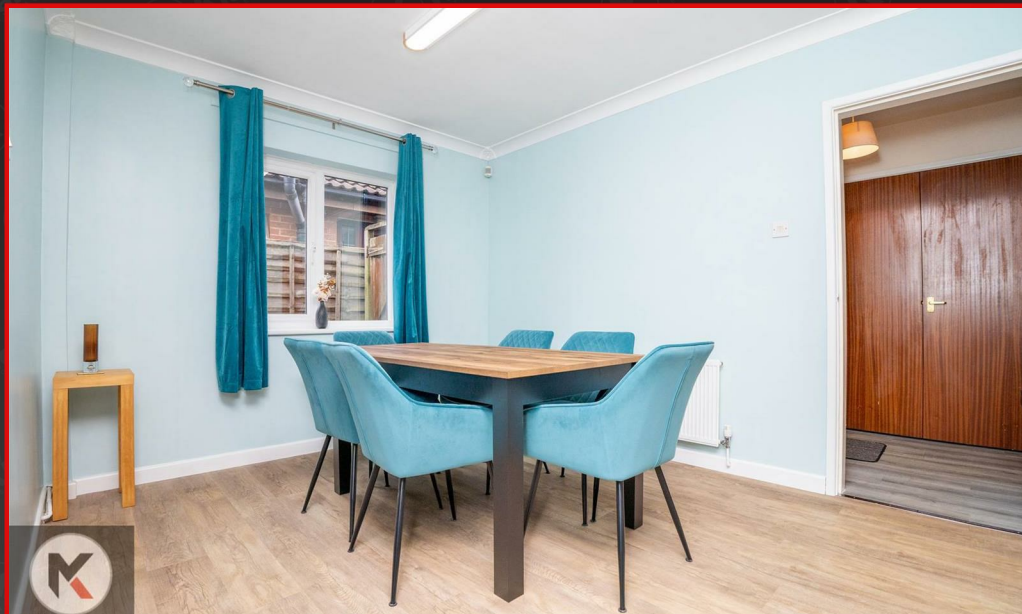
Spacious south-facing garden, garden slabs, privacy from rear, Fence panels to boundaries, patio area, out building

## Directions





## Keble Grove, Sheldon





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Total area: approx. 96.6 sq. metres (1039.5 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	72		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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