



Beaver Close, Handsworth Sheffield S13 9QF

welcome to

Beaver Close, Handsworth Sheffield

A three bedroom end-terraced home with front and rear gardens, off-road parking, and a garage situated at the rear. Located in the popular area of Handsworth, the property offers convenient access to local amenities, as well as motorway and transport links. No chain.



Agent's Note

it is to our understanding the property is not registered at Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Hall

Having an entrance door and radiator.

Lounge

15' 2" x 11' 4" (4.62m x 3.45m)

Front facing double glazed window and radiator, fireplace with electric fire. French doors leads to the dining room.

Dining Room

13' 5" x 8' 7" (4.09m x 2.62m)

Rear facing double glazed window and radiator.

Kitchen

10' x 8' 1" (3.05m x 2.46m)

Having a range of wall and base units, inset sink with rolled edge work surfaces and tiled splash backs, cooker position and plumbing for washing machine. Rear facing double glazed window and a door leads to the rear garden.

Landing

Loft access can be obtained.

Bedroom One

12' 4" x 9' 6" (3.76m x 2.90m)

Front and side facing double glazed windows, radiator.

Bedroom Two

9' 9" x 9' 6" (2.97m x 2.90m)

Rear facing double glazed window and radiator.

Bedroom Three

10' x 6' 4" (3.05m x 1.93m)

Front facing double glazed window and radiator.

Shower Room

A suite comprising shower cubicle, concealed wc and vanity sink unit. Heated towel rail, rear facing double glazed window and tiled walls.

Garden

To the rear of the property is a garden is a generous sized garden with artificial grass and shed. There is access to the garage and parking.



view this property online williamhbrown.co.uk/Property/CPK114190



welcome to

Beaver Close, Handsworth Sheffield

- Family Home
- Lounge, Kitchen, Dining Room
- Three Bedrooms, Family Bathroom
- Front and Rear Gardens
- No Chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK114190



Property Ref:
CPK114190 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk