



**Black and White**  
CLEARLY A BETTER SERVICE

12 ILKLEY GROVE, BIRMINGHAM, B37 5JJ  
GUIDE PRICE £250,000







New to the Market this spacious 3 Bedroom end terraced property would make a fantastic family home, close to local schools, shops and transport links it is in the perfect location.

On approach via the paved pathway the property is situated on a large corner plot with Lawned areas to the side and rear garden access.

#### Ground Floor

Porch Entering via the UPVC double glazed Door there are windows to side and front giving plenty of light Door to

Hall Fitted carpet throughout, Radiator, stairs leading to the first floor and sliding door to:

Lounge 4.50m (14'9") x 3.81m (12'6") Fitted carpet throughout, Double glazed bay window to front, radiator, ornamental brick fireplace with electric fire and various power points, door to:

Kitchen/Dining Room 5.04m (16'7") x 3.31m (10'10") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink





with single drainer and mixer tap, space for fridge/freezer and cooker, double glazed window to rear, Storage cupboard, radiator, sliding patio door to:

Lean-to Two windows to rear, two windows to side, double door leading to garden and side door to patio area.

Garage Attached single garage with up and over door and rear door accessed from the garden.

First Floor



Landing Fitted Carpet Throughout and doors to

Bathroom Fitted with three suite comprising vanity wash hand basin, shower cubicle with fitted electric shower and WC, window to rear, door to:

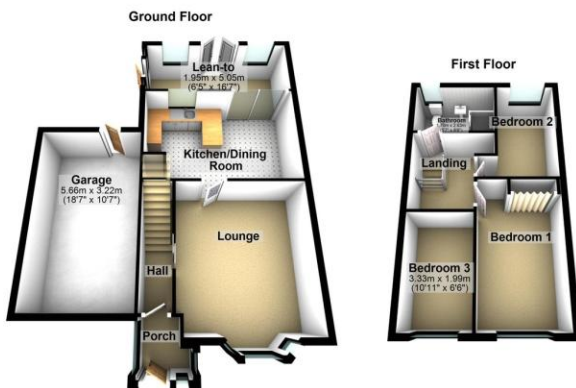
Bedroom 1 4.39m (14'5") x 2.54m (8'4") Fitted Carpet throughout, Window to front, radiator, built in storage and various PowerPoints

Bedroom 2 3.35m (11') x 2.00m (6'7") Fitted carpet throughout, Window to rear, radiator, and various PowerPoints door to:

Bedroom 3 3.33m (10'11") x 1.99m (6'6") Fitted Carpet throughout, Window to front, radiator and various PowerPoints.

Rear Garden To the rear of the property the garden is large based on a corner plot giving possible extension opportunities, mainly laid to lawn with various trees and shrubs to edging and paved patio area.





%epcGraph\_c\_1\_304%