



**37 Roebuck Road, B16 0QG**  
**Offers In The Region Of £300,000**

Hadleigh Estate Agents are pleased to present this immaculate three bedroom semi detached property in Bearwood.

The property is set over three floors and briefly comprises of: Kitchen, living room, downstairs W/C. To the first floor we have two bedrooms, family bathroom and stairs leading to the master bedroom with a well sized EN-suite.

The property also benefits from a garage to the rear of the property and also space to park a car and finally a rear garden.

## Living Room



Carpeted flooring, double glazed window to side elevation, two double glazed windows to rear elevation, double glazed door leading to rear, ceiling light point and radiator.

## Kitchen

Tiled flooring, double glazed window to front elevation, ceiling light point, radiator, gas cooker and multiple storage cupboards.

## Downstairs WC

Tiled flooring, half tiled walls, hand wash basin, W.C, ceiling light point, heated towel rail and double glazed window to rear elevation.

## Bathroom

Tiled flooring, tiled walls, bath with shower above, hand wash basin, W.C, ceiling light point, radiator and double glazed window to side elevation.

## Bedroom One

Carpeted flooring, two double glazed windows to side elevation, ceiling light point and radiator.

## Bedroom Two

Carpeted flooring, double glazed window to rear elevation, ceiling light point and radiator.

## Bedroom Three

Carpeted flooring, two skylights to rear elevation, fitted wardrobes, ceiling light point and radiator.

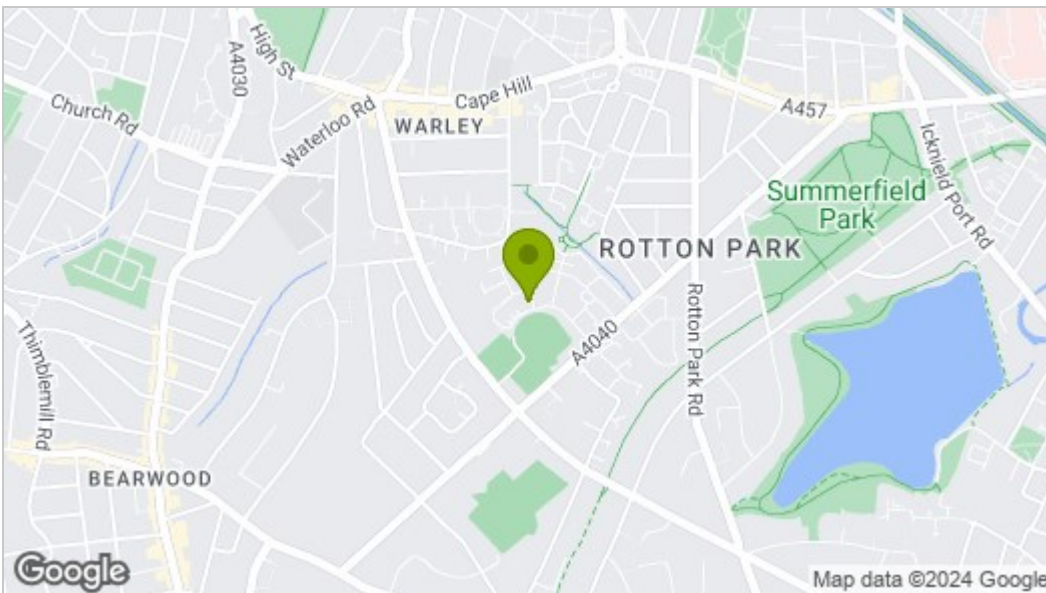
## Garden



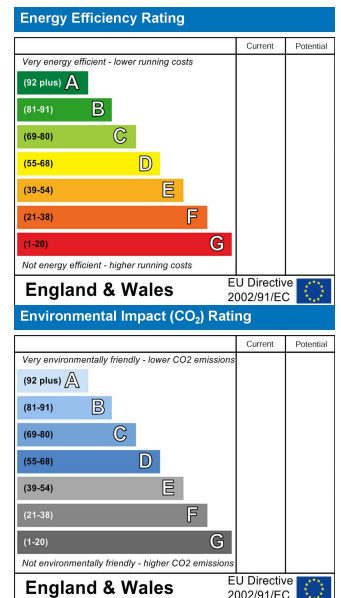
Mature maintained garden, paved patio and fence to boundaries

# Floor Plan

## Area Map



## Energy Efficiency Graph



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