



8 Salcombe Avenue

Birmingham, B26 3SQ

Offers in excess of £300,000

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Three-Bedroom Semi-Detached Home with Versatile Ground Floor Room, Conservatory & Private Garden – Quiet Cul-de-Sac Location

HS Homes is pleased to present this well-maintained three-bedroom semi-detached home, located in a quiet residential cul-de-sac. The property offers a practical and versatile layout, including an additional ground-floor room that can be used as a guest bedroom, home office or second reception space, along with a conservatory overlooking the garden.

To the front of the property there is a driveway providing off-road parking. Upon entering the home, you are welcomed by an entrance hall which provides access to the main living areas.

The lounge runs the length of the property and provides a comfortable living and seating area. A bay window to the front allows natural light to fill the room, while the rear section leads through to the conservatory. The conservatory overlooks the garden and features double patio doors opening onto the outdoor space, creating an additional area that works well for relaxing or entertaining.

From the hallway there is a useful storage cupboard before entering the kitchen and utility space. The kitchen benefits from a large rear-facing window and work surfaces on both sides, along with space for a breakfast area. The utility area sits towards the rear and includes a back door providing direct access to

the garden.

A sliding door from the kitchen leads into an additional ground-floor room overlooking the front of the property. This flexible space is ideal as a guest bedroom, study, playroom or additional living area depending on your needs.

The rear garden provides a private outdoor setting with space for seating and outdoor dining, while also offering potential for further extension, subject to the necessary planning permissions.

Upstairs, the property offers three bedrooms along with the family bathroom. The bathroom includes a bathtub, WC, sink and separate double shower, with a rear-facing window allowing natural light and ventilation.

The main bedroom sits at the rear of the property overlooking the garden, while bedroom two benefits from a front-facing bay window. Bedroom three is also positioned at the front and would work well as a child's bedroom, nursery or study.



Road Map



Hybrid Map

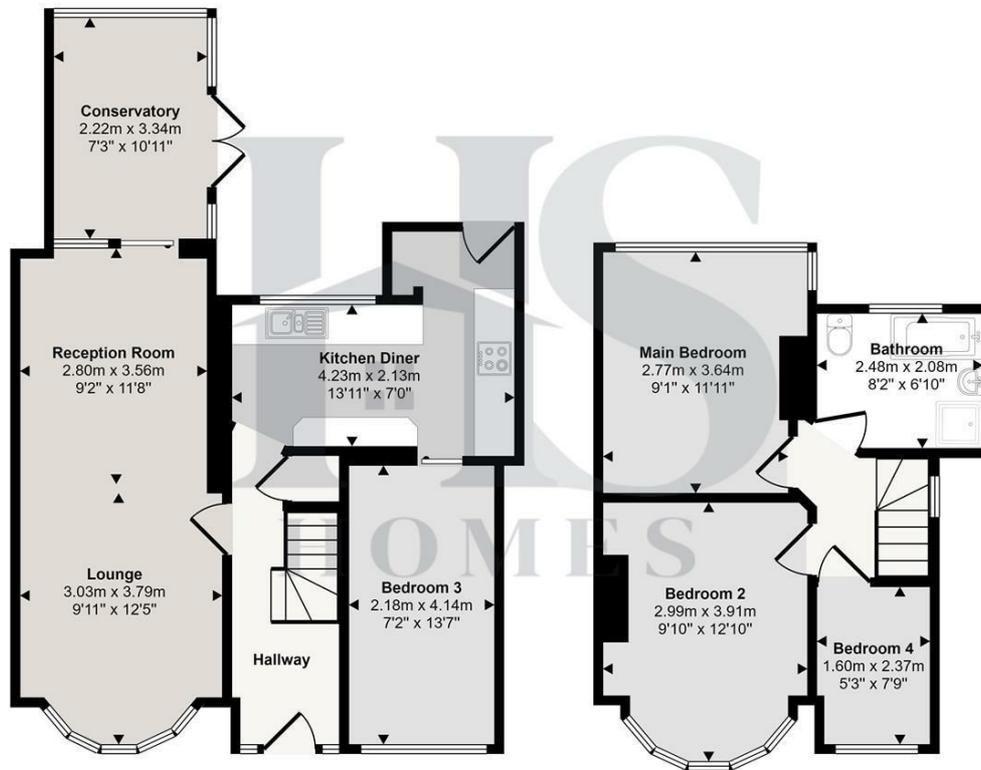


Terrain Map



Floor Plan

Approx Gross Internal Area
94 sq m / 1009 sq ft



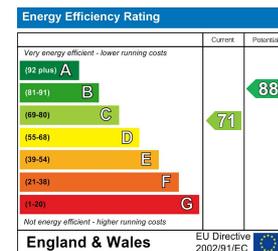
Ground Floor
Approx 58 sq m / 627 sq ft

First Floor
Approx 35 sq m / 382 sq ft

Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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