

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Keble Grove, Birmingham | Asking Price £270,000

\* FABULOUS DETACHED FAMILY RESIDENCE SITUATED IN A MOST SOUGHT AFTER LOCATION IN SHELDON \*\* THREE DOUBLE BEDROOMS \*\* GARAGE \*\* NO CHAIN \*\*

YOUR DREAM HOME HAS JUST BECOME AVAILABLE TO THE MARKET!

This MODERN DETACHED HOUSE is AN IDEAL FAMILY HOME  
CALL OUR YARDLEY OFFICE TO ARRANGE YOUR VIEWING ON 0121-783-3422 NOW!!!  
The property is situated on Keble Grove, Sheldon  
Accessed via DRIVEWAY area leading to entrance door, the property comprises of: Entrance hallway, LOUNGE / DINING ROOM, KITCHEN and rear garden all on the ground floor.  
First floor comprises of THREE DOUBLE BEDROOMS AND FAMILY BATHROOM.

The property also benefits from central heating and double glazed (both where specified) GARAGE AND DRIVEWAY.

EPC : C

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### Approach

Access is gained driveway leading to:

### Hallway

Stairs to the first floor, understairs storage cupboard, central heating radiator and doors off :

### Lounge

20'6 x 19'11 (6.25m x 6.07m ) Double glazed window to rear, double glazed double doors to rear and central heating radiator.

### Kitchen

10'11 x 10 (3.33m x 3.05m) Double glazed window to front, central heating radiator, fitted with a range of matching wall base and drawer units with work surface over incorporating sink and drainer with mixer tap over.

### FIRST FLOOR

#### Landing

Loft access and doors off:

#### Bedroom One

12'2 x 10'6 (3.71m x 3.20m ) Double glazed window to rear and central heating radiator

#### Bedroom Two

11'9 x 7'6 (3.58m x 2.29m ) Double glazed window to rear and central heating radiator.

#### Bedroom Three

14'2 x 7'9 (4.32m x 2.36m ) Double glazed window to front and central heating radiator.

#### Bathroom

11'9 x 8'5 (3.58m x 2.57m ) Double glazed frosted window to front, suite comprising low level w.c, wash hand basin, bath, central heating radiator and airing cupboard

### OUTSIDE

#### Garage

15'9 x 8'6 (4.80m x 2.59m ) With up and over door to front

#### Rear Garden

With patio area and lawned area.

