



Hopton Grove  
BIRMINGHAM

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edwards



# Hopton Grove BIRMINGHAM B13 0LJ

for sale  
**£240,000**



## Property Description

Three-Bedroom Home in a Quiet Cul-de-Sac - Ideal for Families and Commuters

Nestled in a peaceful cul-de-sac, this attractive three-bedroom property offers a perfect blend of comfort, convenience, and outdoor space.

The home features a welcoming living room, a spacious kitchen/diner ideal for family meals and entertaining, and a convenient downstairs WC. Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom.

Outside, the property benefits from off-road parking to the front and a large rear garden, providing ample space for relaxation, play, or entertaining in the warmer months.

Located close to Yardley Wood Train Station, with direct links into Birmingham City Centre, the property is perfect for commuters. Nearby parkland and green spaces add to the appeal, offering lovely areas for walking, recreation, and family time.

This delightful home combines a quiet residential setting with excellent transport connections and local amenities - making it an ideal choice for first-time buyers, growing families, or investors alike.

## Entrance Hall

## Downstairs W/C

W/C, wash hand basin mixer tap and vanity, frosted double glazed window and radiator.

## Kitchen

16' 8" x 9' 4" ( 5.08m x 2.84m )

Kitchen comprising of a range of wall and base units, fully high glossed, sink and drainer, oven with hob and extractor fan overhead, tiled to splash back, radiator and double glazed windows to rear and french doors to conservatory.

## Conservatory

10' x 9' 4" ( 3.05m x 2.84m )

Doubled glazed all round and french doors to garden.

## Landing

Frosted double glazed window to the side and loft access.

## Bedroom One

.12' 10" x 9' 2" ( 3.91m x 2.79m )

Double glazed window to rear and radiator.

## Bedroom Two

Doubled glazed window to front and radiator.

## Bedroom Three

9' 7" x 7' 6" ( 2.92m x 2.29m )

Double glazed window to rear and radiator.

## Bathroom

walk in shower with sliding doors, w/c, wash hand basin with vanity, heated towel rail, fully tiled floor and walls and spotlights.

## Driveway

tarmac drive

## Rear Garden

slabbed patio laid to lawn with boarder surround and access to front.













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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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