



23 Holmbridge Grove, Sheffield

In Excess of £480,000

 **NEWTON FALLOWELL**

23 Holmbridge Grove

Sheffield, Walsall

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Large family home in a popular location
- Quiet cul-de-sac
- Lounge, dining room and solid roof conservatory
- Kitchen and separate utility
- Four double bedrooms
- Family bathroom plus two ensembles
- Private enclosed rear garden
- Large driveway and double garage
- Close to local amenities and good transport links

Entrance hallway

Large entrance hallway giving access to the lounge, dining room, office, kitchen and first floor via attractive glass staircase.

Living room

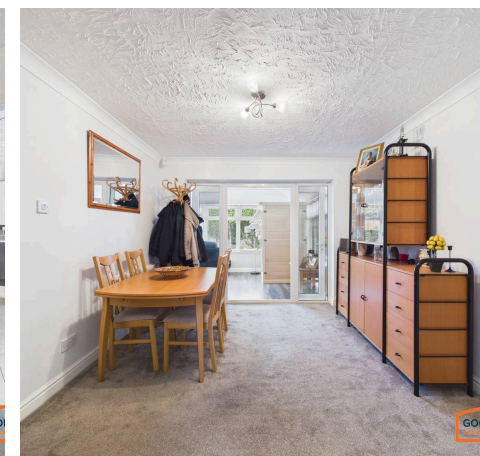
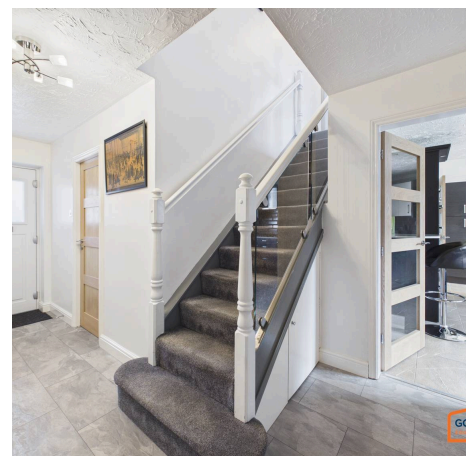
Positioned at the front of the property with large bay window allowing in plenty of natural light.

Dining room

Conveniently located between the lounge and conservatory, a great space for entertaining.

Conservatory

Benefitting from solid roof with patio doors leading out onto the decked area of the rear garden.





Office

Neutrally decorated office space with window into the conservatory.

Kitchen

Fitted Kitchen with plenty of wall and base units offering ample storage and benefitting from integrated oven, hob, extractor and dishwasher.

Utility room

Conveniently located off the Kitchen offering access to both the double garage and rear garden.

Master bedroom

Large double bedroom benefitting from ensuite bathroom and walk through wardrobe area.

Ensuite

Having free standing bath, large shower cubicle with mains rainfall shower, vanity basin and w.c.

Bedroom two

Double bedroom with views of the rear garden and ensuite shower room.

Ensuite

Partially tiled shower room having cubicle with mains shower, basin and w.c.

Bedroom three

Double bedroom benefitting from large built in wardrobes.

Bedroom four

Double bedroom positioned at the front of the property.

Family bathroom

Partially tiled family bathroom with mains rainfall shower over bath, vanity basin and w.c.









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