



## 7 Birklands Avenue | Sheffield | S13 8JE

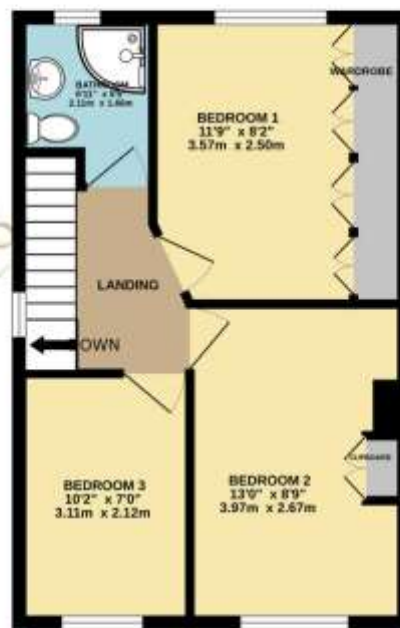
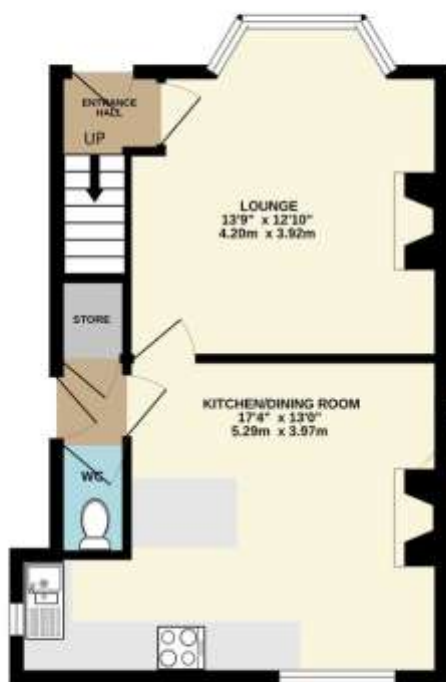
£180,000

Bell & Co Estates are delighted to present this beautifully maintained three-bedroom semi-detached home set within the highly sought-after residential area of Handsworth. Upon entry, you are welcomed into a bright and inviting lounge, enjoying a traditional bay window that floods the room with natural light, complemented by a gas fire and surround. Continuing through, you will find a spacious open-plan kitchen and dining area. The kitchen provides ample storage, worktop space, and room for appliances, while the dining area benefits from views across the tranquil rear garden. The ground floor is further enhanced by a convenient under-stairs WC and storage. To the first floor are three well-proportioned bedrooms. The master bedroom features fitted wardrobes, providing excellent storage while maintaining a spacious feel. Bedroom two includes a built-in cupboard, and bedroom three offers flexibility—perfect as a single bedroom. The floor is completed by a modern shower room, finished to a high standard with a walk-in shower enclosure, wash basin with vanity storage, and WC. Externally. The front of the property offers a shared driveway, pebbled frontage, and a small garden area adding kerb appeal. The driveway leads up to the private rear garden, which is designed for low maintenance yet delivers a peaceful outdoor retreat. With patio areas, pebbled sections, and secure boundaries, this space is ideal for relaxing, entertaining, or enjoying summer evenings outside.



GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.

1ST FLOOR  
387 sq.ft. (35.6 sq.m.) approx.



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## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements