

Leavesden Grove
Birmingham

burchell edwards

Leavesden Grove
Birmingham B26 3AU

for sale offers over
£270,000







Property Description

A well-presented three-bedroom semi-detached family home, situated in a quiet and sought-after cul-de-sac location. The property benefits from off-road parking and a large rear garden, offering excellent outdoor space ideal for families and entertaining.

To the rear, there is a garage, providing additional storage or potential for alternative use (subject to relevant permissions). Internally, the home features a modern, extended, fully fitted kitchen, creating a superb hub for everyday living.

Upstairs boasts a contemporary family bathroom, finished to a modern standard. The property also offers potential for further development or extension, subject to planning consent, making it an attractive prospect for growing families or investors.

Located close to local amenities while enjoying a peaceful residential setting, this property combines comfort, convenience, and future potential.

Entrance Hallway

Double glazed composite door to front elevation, double glazed window to front elevation and central heating radiator.

Through Lounge

Double glazed bay window to front elevation, double glazed window to rear elevation, two central heating radiators, gas fire.

Extended Kitchen/ Diner

Double glazed windows to rear and side elevations, double glazed door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, cooker hood, fridge freezer, space and plumbing for washing machine, tiling to splash prone areas, tiled flooring and central heating radiator.

Landing

Double glazed window to side elevation and loft access via hatch.

Bedroom One

Double glazed window to rear elevation and central heating radiator.

Bedroom Two

Double glazed bay window to front elevation and central heating radiator.

Bedroom Three

Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, bath with shower over, W.C, wash hand basin, heated towel rail, tiling to walls and storage.

Garage

Up and over door.

Rear Garden

Slabbed patio, laid to lawn and access to garage.







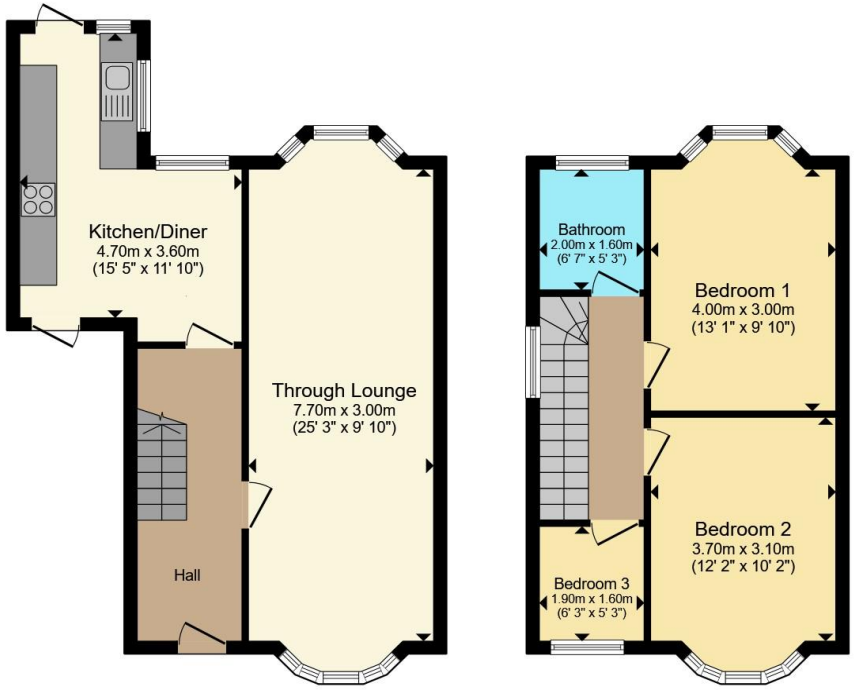












Total floor area 86.8 m² (934 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: D

Council Tax Band: B

Tenure: Freehold

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The Property Ombudsman

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