



11 Sibdon Grove, Birmingham

£190,000 Freehold

Well-presented, extended 3-bed mid-terrace with modern kitchen, dining room, utility, WC, garden, and spacious lounge. Ideal for families or investors.



HS Homes are proud to bring to market this well-presented and thoughtfully extended three-bedroom mid-terrace home, offering spacious and practical living ideal for first-time buyers, families or investors alike. With a modern kitchen, separate dining space, generous lounge and the added benefit of a utility room and downstairs WC, this property combines comfort with functionality, all set within a convenient and well-connected location.

Please note: This property is of Laing Easiform construction, comprising a steel frame with concrete panels.

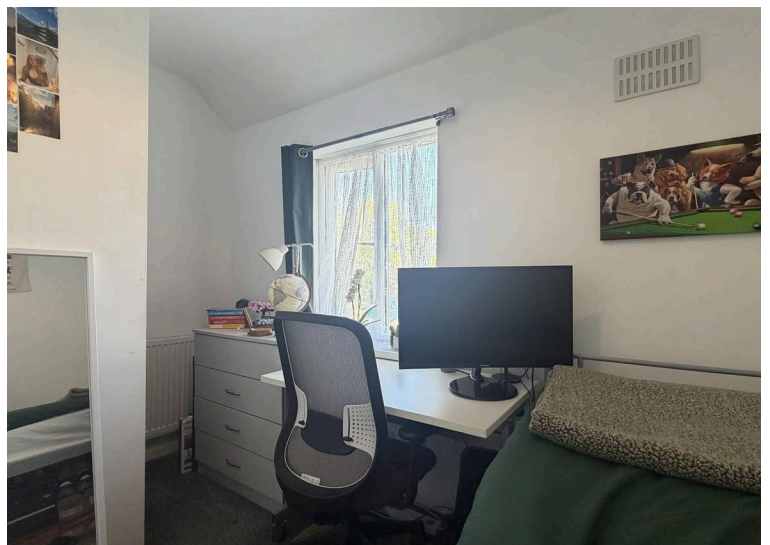
This attractive mid-terrace property offers a well-balanced layout with plenty of natural light throughout. Upon entering, you are welcomed into a central hallway leading through to a spacious lounge positioned at the front of the property, featuring a large window that fills the room with light and creates a warm, inviting living space.

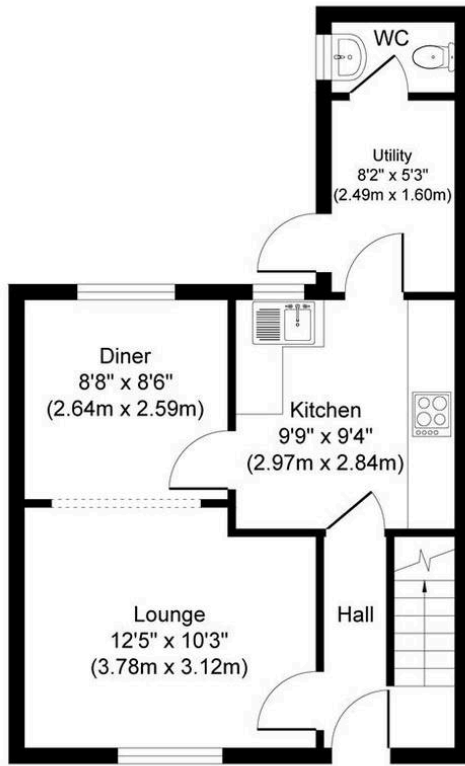
To the rear, the home benefits from a separate dining room, ideal for family meals or entertaining, which flows through to a modern fitted kitchen. The kitchen is well-appointed with ample storage, worktop space and integrated appliances, and leads through to a useful extended section of the property.

The extension provides a practical utility area along with a convenient downstairs WC, as well as access out to the rear garden—perfect for busy households needing that extra functional space.

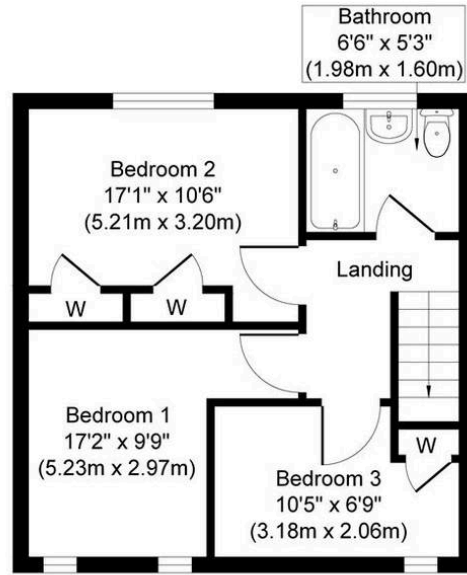
Upstairs, the property offers three bedrooms, including two generous double rooms and a well-proportioned single bedroom, ideal as a child's room, home office or guest space. The family bathroom is fitted with a modern suite including bath with shower over, wash basin and WC.

Externally, the property benefits from a well-maintained rear garden, mainly laid to lawn with a patio area, offering a great space for outdoor relaxation or entertaining. To the front, there is a neat approach with hedged boundaries.





Ground Floor
Approximate Floor Area
412 sq. ft
(38.27 sq. m)



First Floor
Approximate Floor Area
350 sq. ft
(32.50 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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