



Leavesden Grove, Birmingham

burchell
edwards

Leavesden Grove, Birmingham, B26 3AU

for sale offers over
£280,000



Property Description

Situated in the highly sought-after and peaceful location of Leavesden Grove, this beautifully presented three-bedroom family home offers modern living throughout and is ideal for growing families and professionals alike.

The property boasts spacious and well-appointed accommodation, featuring a bright and inviting living area, a contemporary fitted kitchen, and the added benefit of a conservatory, providing valuable additional reception space with views over the garden.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. A versatile loft room further enhances the accommodation, offering an ideal space for a home office, hobby room, or occasional guest accommodation.

Externally, the property benefits from a large driveway, providing ample off-road parking for multiple vehicles. To the rear is a private, enclosed garden, perfect for entertaining, relaxing, or enjoying family time outdoors.

Entrance Hallway

Wood effect flooring and central heating radiator.

Cloakroom

Single glazed window to front elevation and central heating radiator.

Lounge

Double glazed bay window to front elevation, double glazed window to rear elevation, gas fire, central heating radiator, carpet and door to conservatory.

Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space for gas oven, gas hob, spotlights, space for fridge freezer, space and plumbing for washing machine.

Utility Room/ W.C

Door to front elevation, central heating radiator, W.C, wash hand basin, tumble dryer and fridge freezer.

Conservatory

Double glazed windows to front and side elevations, French doors to rear elevation.



Landing

Double glazed window to side elevation and carpet.

Bedroom One

Double glazed bay window to rear elevation, central heating radiator, carpet, built in wardrobes and ceiling fan.

Bedroom Two

Double glazed bay window to front elevation, central heating radiator, built in wardrobes and carpet.

Bedroom Three

Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed window to side elevation, W.C, wash hand basin, rainfall shower and heated towel rail.

Loft Space

Velux windows to front and rear elevations, carpet.

Front Garden

Driveway providing off road parking.

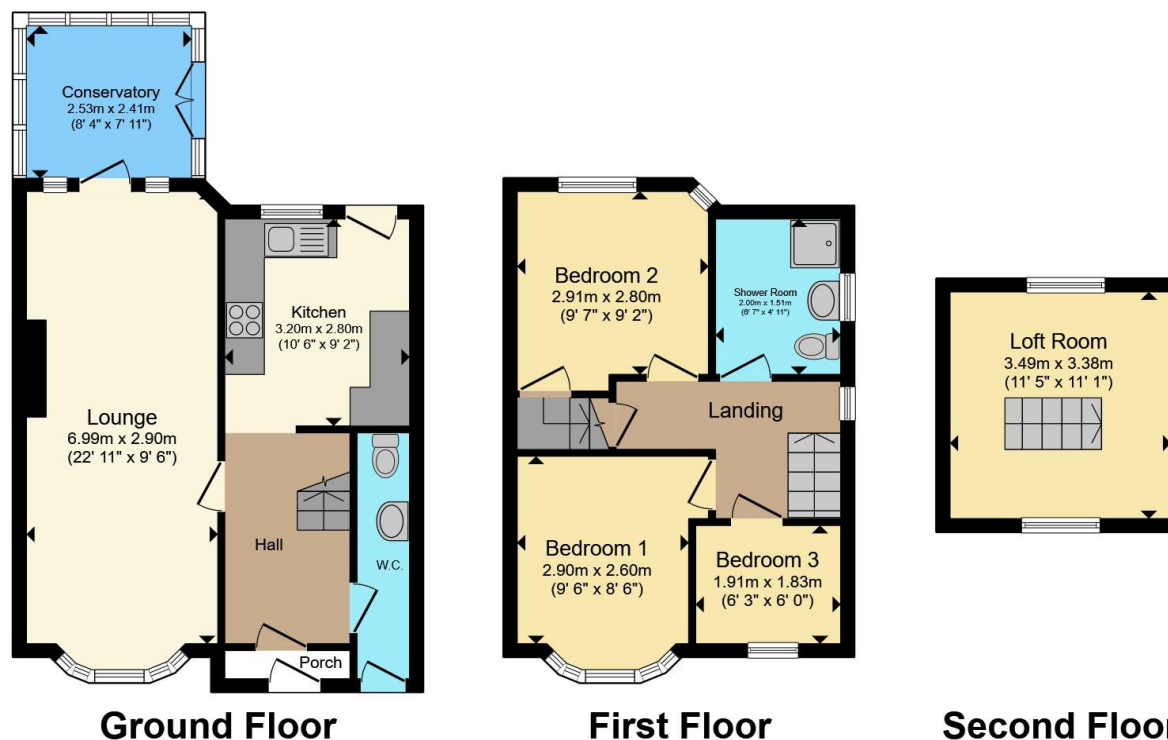
Rear Garden

Block paved patio, lawned area, outside tap and wooden storage shed.









Total floor area 92.4 m² (995 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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