



11 Sibdon Grove

Birmingham, B31 3RH

Asking price £190,000



11 Sibdon Grove

Birmingham, B31 3RH

Asking price £190,000



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.

The Property

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.

The Location

Situated in a popular residential area of Birmingham, Sibdon Grove offers excellent access to a range of local amenities, including shops, supermarkets and schools, making it an ideal choice for families. The property is well positioned for transport links, with easy access to nearby road networks and public transport routes, providing convenient connections into Birmingham city centre and surrounding areas. Nearby parks and green spaces also add to the appeal, offering opportunities for outdoor leisure and recreation.



Tel: 0121 430 4448



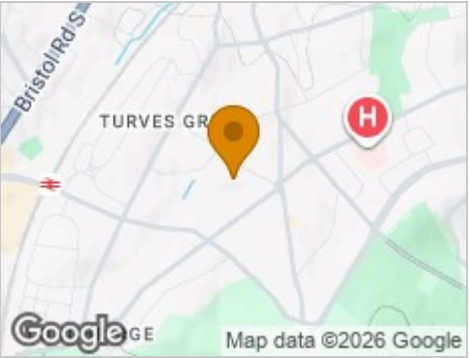
Road Map



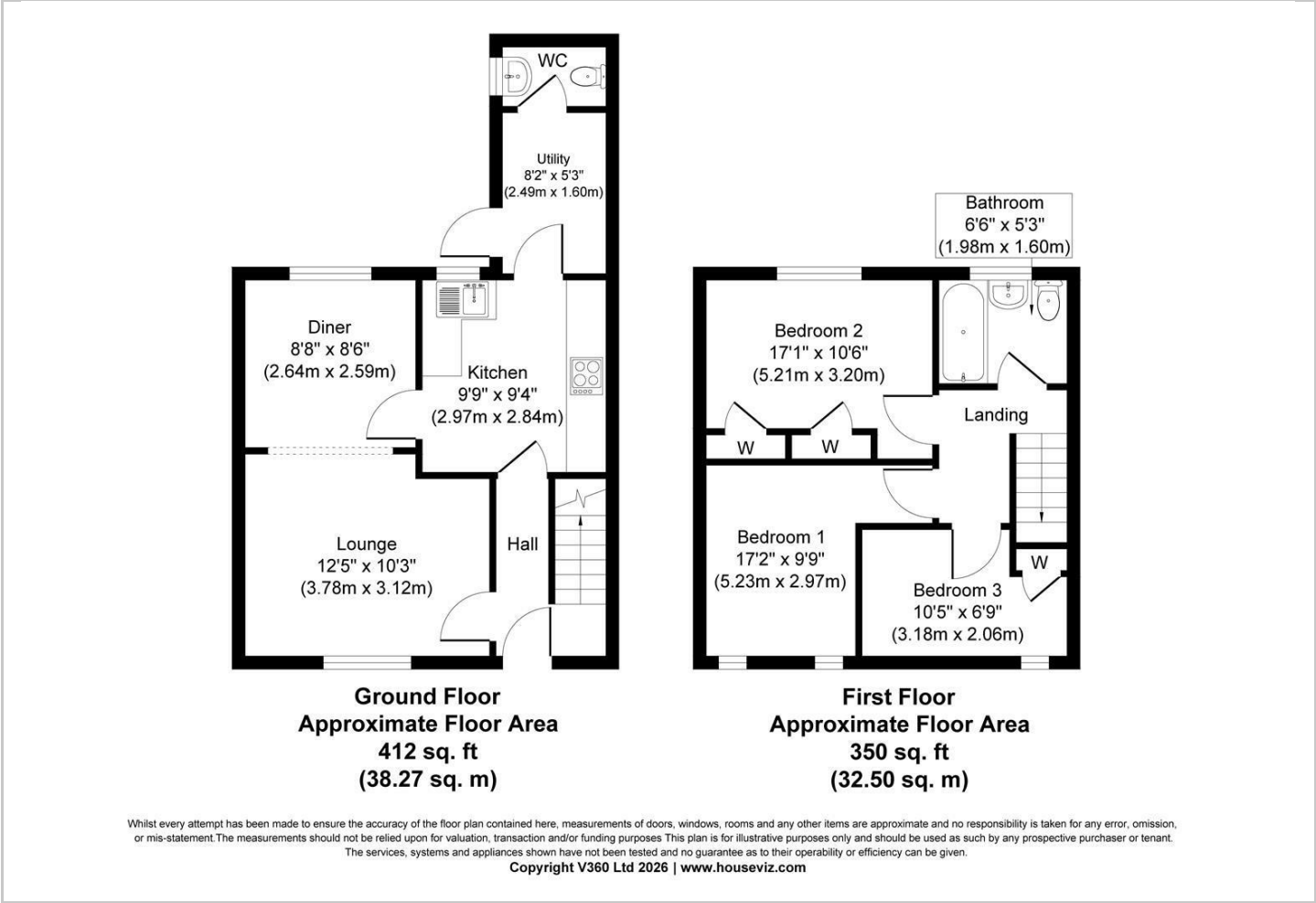
Hybrid Map



Terrain Map



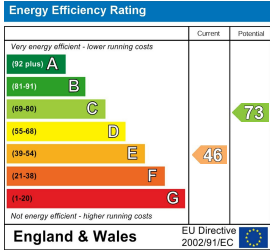
Floor Plan



Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.