Bartleys
Estate Agents









14 Dace Grove, Blythe Valley, Shirley B90 8DS

Price Guide £440,000

- Well Presented Detached Built by Bloor Homes
- Three Bedrooms
- Ensuite & Family Bathroom
- Stunning Breakfast Kitchen
- Single Garage
- Energy Efficiency Rating - B

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14 Dace Grove, Blythe Valley, Shirley, B90 8DS

A beautifully presented Bloor Homes “Henley” three bedroom, detached property situated on a sought after, quiet cul-de-sac. The accommodation comprises entrance hallway, lounge, fitted breakfast kitchen, utility and cloakroom/WC, master bedroom with en-suite, two further bedrooms, luxury family bathroom, enclosed rear garden, off road parking for three vehicles and detached garage. No chain.

ENTRANCE HALL
A composite UPVC front door leads to a spacious hallway with wood effect flooring and understairs cupboard, double panel radiator, ceiling light point, stairs rising to first floor landing, doors to lounge and kitchen.



LOUNGE
10' 8" (3.26M) X 15' 7" (4.74M)
Wood effect flooring, double panel radiator, ceiling light point, TV aerial point, UPVC double glazed window to the front aspect.

BREAKFAST KITCHEN
14' 2" (4.33M) X 9' 8" (2.95M)
Comprehensively fitted with a range of white, contemporary wall and base units with co-ordinated work surfaces and upstands. Integrated appliances include gas hob and electric oven with canopy extractor fan/cooker hood over, dishwasher, fridge freezer, vinyl tiled effect flooring, ceiling light point, UPVC double glazed French doors to garden and entrance to:-



UTILITY
3' 6" (1.06M) X 5' 7" (1.70M)
Matching wall and base units, space for a washing machine and dryer, ceiling light point, wall-mounted combi boiler, door to:-

CLOAKROOM / WC
Low level flush WC, hand wash basin, single panel radiator, vinyl tiled effect flooring.



FIRST FLOOR LANDING
UPVC double glazed window to the side aspect, loft access, doors to bedroom one, bedroom two, bedroom three and bathroom.



MASTER BEDROOM (FRONT)
9' 7" (2.91M) X 9' 8" (2.94M)
Single panel radiator, ceiling light point, UPVC double glazed window to the front aspect, dressing area with entrance to:-

EN-SUITE
Low level flush WC, pedestal hand wash basin, shower enclosure with thermostatic shower unit, ceramic tiling to splash prone areas, extractor fan, heated towel radiator, obscure UPVC double glazed window to the front aspect.

BEDROOM TWO (REAR)
10' 2" (3.11M) X 8' 0" (2.44M)
Single panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.



BEDROOM THREE (REAR)
7' 6" (2.28M) X 9' 4" (2.85M)
Single panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.

FAMILY BATHROOM
Luxury suite comprising low level flush WC, pedestal hand wash basin, panel bath with shower attachment, ceramic tiling to floor and splash prone areas, heated towel radiator, obscure UPVC double glazed window to the side aspect.

REAR GARDEN
A paved patio leads to a well-maintained, walled garden which is mainly laid to lawn with outside water supply and lighting offering a good degree of privacy. There is a gate that leads to the side driveway and access to the garage.

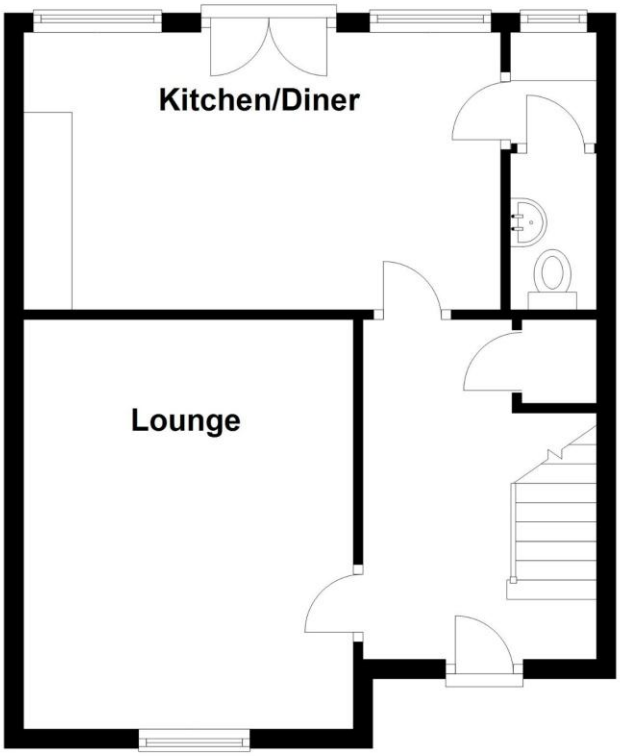
SINGLE GARAGE
19' 10" (6.05M) X 10' 3" (3.12M)
Up-and-over door, power and lighting.



TENURE
We have been advised that the property is Freehold. This is subject to verification by your Solicitor.

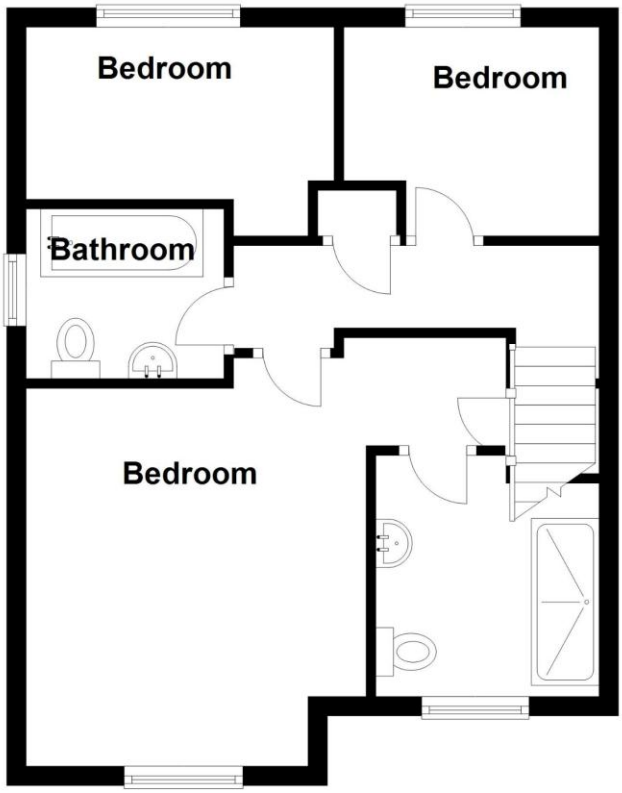
Ground Floor

Approx. 40.8 sq. metres (439.5 sq. feet)



First Floor

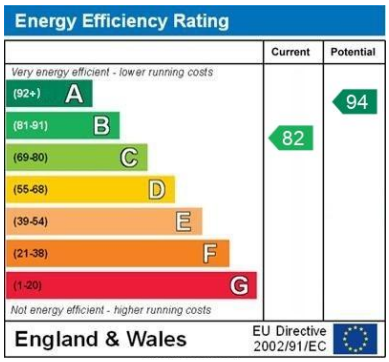
Approx. 43.1 sq. metres (463.6 sq. feet)



Total area: approx. 83.9 sq. metres (903.0 sq. feet)

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B750 Printed by Ravensworth 01670 713330

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