





# Beaver Avenue, Handsworth, S13 9QJ

Offers In Region Of £225,000

3 1 2



### Entrance Hallway

The welcoming entrance hallway sets the tone for this lovely home, with practical under-stairs storage for coats and everyday essentials.

### High-Spec Kitchen

Leading from the hallway, the recently fitted high-spec kitchen is a true highlight. With sleek, ample wall and base units and integrated appliances including a fridge, freezer, dishwasher, washing machine, and an electric oven with hob and extractor fan, it perfectly combines style and functionality.

### Living and Dining Areas

The well-presented living room benefits from a bow window, bathing the space in natural light and creating an inviting atmosphere. Located at the rear, the dining area offers seamless access to the landscaped rear garden via patio doors, making it an ideal spot for entertaining or family meals.

### First Floor Accommodation

#### Main Bedroom

The spacious main bedroom overlooks the rear garden and features fitted wardrobes, offering both elegance and practicality.

#### Second Bedroom

A generous double bedroom, perfect for family members or guests.

#### Third Bedroom

This versatile single bedroom can serve as a cosy sleeping space, a nursery, or a home office for remote work.

#### Modern Shower Room

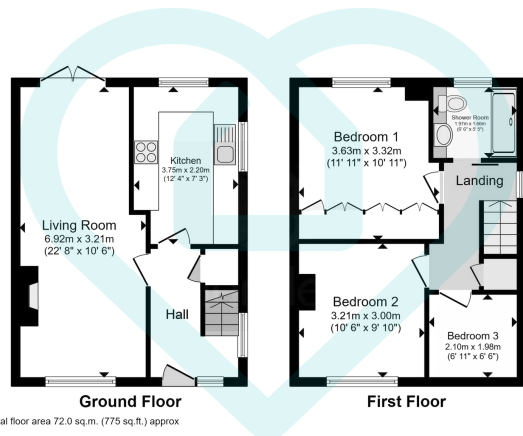
The fully tiled shower room is modern and stylish, boasting a walk-in shower, wash basin, and WC, providing a luxurious retreat for daily use.

#### Additional Storage

A convenient storage cupboard is located off the first-floor landing for extra organization.



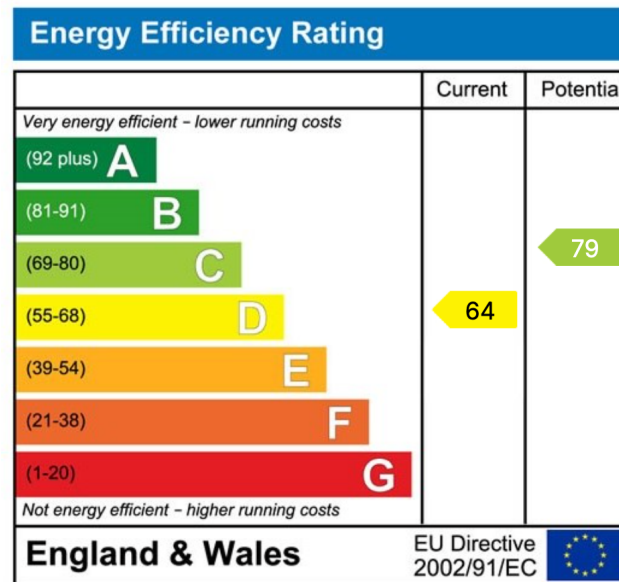




This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Located in the sought-after residential area of Handsworth, Sheffield, with recently fitted appliances and kitchen with integrated appliances, including a fridge, freezer, dishwasher, and washing machine.
- Bright and inviting living room with a large bow window, offering plenty of space for a sofa and dining table.
- Stylish, fully tiled modern shower room featuring a walk-in shower, wash basin, and WC.
- Situated close to shops, schools, public transport, and offering easy access to the M1 motorway and Sheffield City Centre.
- Welcoming entrance hallway featuring under-stairs storage for added convenience
- Bright and inviting living room with a large bow window, offering plenty of space for a sofa and dining table.
- Spacious main bedroom with fitted wardrobes and views of the rear garden.
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