



Keable Homes Ltd
Sales & Lettings

Kinver Croft

Sutton Coldfield, Birmingham, B76 1SF

- FOUR BEDROOMS
- FAMILY BATHROOM, ENSUITE AND GUEST WC
- DOUBLE GARAGE
- PRIVATE REAR GARDEN

Asking Price Of £550,000

EPC Rating 'TBC'





Property Description

Keable Homes are delighted to bring to market this deceptively spacious, four bedroom family home. Boasting three reception rooms plus a conservatory, kitchen and utility space to the ground floor, and four bedrooms, master with en-suite, and a family bathroom to the first floor, as well as a double garage externally, this is a real must see property.

Located in a quiet, sought after cul-de-sac, it is over ten years since a property has become available! The house is situated in catchment for good local primary and high schools as well as providing excellent transport links and local amenities.

The property is being sold with no onward chain. It may need some redecoration according to taste, but has been fantastically maintained and is clean and tidy throughout. The kitchen has modern high gloss units, and the bathroom suites have modern furnishings. There is a block paved driveway to the front and a lawned garden, and to the rear the garden is a good





size, mostly laid to lawn with mature shrubs and trees. The property benefits from not being overlooked to the rear of the garden.

APPROACHED VIA -

a lawned front garden with a large block paved driveway leading to the UPVC double glazed front door. This opens into:

ENTRANCE HALL -

with laminate flooring, a central heating radiator, ceiling light point and doors leading through to the living room, kitchen, study and guest WC. The stairs are carpeted and lead up to the first floor.



GUEST WC -

with a white suite comprising of a low level WC and vanity sink unit with useful storage. There is a UPVC double glazed window overlooking the front of the property, a central heating radiator and ceiling light point. The walls are partly tiled and the flooring is laminate.

LIVING ROOM

(4.78m x 4.00m) - a large bright room with a UPVC double glazed bow window overlooking the rear garden. The flooring is carpeted and there is a gas fire with feature surround. There are two ceiling light points, a central heating radiator and a double archway opens into:



DINING ROOM

(3.65m x 2.63m) - with the carpeted flooring continuing through, there is a single glazed serving hatch window, a ceiling light point, central heating radiator and UPVC double glazed sliding patio doors open into:

CONSERVATORY

(2.82m x 3.38m) - please note these are maximum measurements. With a tiled floor, UPVC double glazed windows to three sides with patio doors opening into the garden. There is a ceiling light and fan point.





KITCHEN

(3.72m x 2.60m) - with modern high gloss curved units with laminated work surface over. Built in appliances include an electric oven and hob with extractor, a dishwasher and fridge freezer. There is a stainless steel sink and a half with drainer and mixer tap over. The Worcester Bosch boiler is wall mounted and has recently been serviced. The UPVC double glazed window overlooks the front of the property. The walls and floor are tiled and the UPVC double glazed door leads out to the side.

STUDY

(3.20m x 2.30m) - a useful third reception room with a box bow UPVC double glazed window overlooking the front, carpeted flooring, a ceiling light point and a central heating radiator. A further doorway leads into:

UTILITY

(5.61m x 1.65m) - with wall and base units with space for a washing machine and tumble dryer. There is a composite sink and drainer with mixer tap over, linoleum flooring, two ceiling light points and a UPVC double glazed window to the front, and UPVC double glazed door to the rear.

DOUBLE GARAGE -

this room has not been measured. It has two up and over vehicular access doors to the front, a UPVC double glazed door to the rear, power and lighting.

TO THE FIRST FLOOR -

LANDING -

a attractive bright galleried landing with carpeted flooring, a loft access hatch, ceiling light point and useful airing cupboard housing the hot water cylinder. The UPVC double glazed window overlooks the side of the property. Doors lead off to all four bedrooms and the family bathroom.

BEDROOM ONE

(3.98m x 3.12m) - a spacious double bedroom with built in wardrobes, a UPVC double glazed window overlooking the rear, central heating radiator and ceiling light point. A further door leads into:

ENSUITE SHOWER ROOM

(2.31m x 1.57m) - with a low level WC, vanity sink unit with useful storage and an enclosed single shower unit with mains fed shower. The walls are tiled and the floor is carpeted. There is a chrome heated towel radiator, a UPVC double glazed window to the side and a ceiling light point.





BEDROOM TWO

(3.45m x 3.11m) - a further double room with fitted wardrobes, carpeted flooring, a central heating radiator and ceiling light point. The UPVC double glazed window overlooks the rear.

BEDROOM THREE

(2.31m x 2.27m) - a large single room with a UPVC double glazed window overlooking the front, a central heating radiator, ceiling light point and carpeted flooring.

BEDROOM FOUR

(2.87m x 2.24m) - a large single room that could take a small double bed, it has carpeted flooring, a ceiling light point, central heating radiator and the UPVC double glazed window overlooks the front of the property.

FAMILY BATHROOM

(2.38m x 2.10m) - with a white suite comprising of a large corner bath with jets and shower attachment, a low level WC and vanity sink unit. The flooring is carpeted, the walls are fully tiled and there is a heated towel radiator. The UPVC double glazed window overlooks the front and there is a ceiling light point.



TO THE REAR -

the garden is of a good size and is neat and tidy. There is a patio area with most of the garden laid to lawn with some plants and shrubs. There is open grassland to the rear so the property is not overlooked.

PLEASE NOTE:

all measurements are approximate and intended as a guide only. We advise any potential purchaser to satisfy themselves of their accuracy.

All viewings are strictly by appointment via the agents, Keable Homes Ltd. Early viewings are advised.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements