



## 4 Fellmeadow Road, Kitts Green, B33 8LD

**£270,000**

Semi detached property in the popular location of Kitts Green. In brief the property comprises porch, entrance hallway, lounge, dining area, kitchen, lean to, downstairs bathroom, four bedrooms, en-suite, front and rear gardens, off road parking, double glazing and central heating (both where specified)

## Approach

Path leading to entrance front door.



## Porch

Double glazed window to side and rear, double glazed door to front and ceiling light point.

## Hallway

Door to front, under stairs storage cupboard, stairs to first floor, ceiling light points and radiator.



## Lounge

15'02 +bay x 12'01 max (4.62m +bay x 3.68m max)  
Double glazed bay window to front, ceiling light points and radiator.



## Dining Room

8'11 x 11'02 (2.72m x 3.40m)  
Double glazed window to front and side, ceiling light point and radiator.



## Kitchen

6'05 x 17'06 (1.96m x 5.33m)  
Double glazed window to rear, wall, base and drawer units, stainless steel sink with drainer and mixer tap, space for white goods and appliances, wall mounted central heating boiler and two ceiling light points.



## Lean To

12'02 x 8'07 (3.71m x 2.62m)  
Windows to rear and side.

## Downstairs Bathroom

Panel bath, hand wash basin, low level W/C, heated towel rail, spots to ceiling, double glazed window to side and rear.



## Landing

Double glazed window to side, loft access, storage cupboard and ceiling light point.

## Bedroom One

12'03 x 12'02 (3.73m x 3.71m)  
Double glazed window to front, radiator and ceiling light point.



### Bedroom Two

11'02 max x 9'02 (3.40m max x 2.79m)

Double glazed window to front, radiator and ceiling light point.



### Bedroom Three

9'11 x 12'01 (3.02m x 3.68m)

Double glazed window to rear, ceiling light point and radiator.



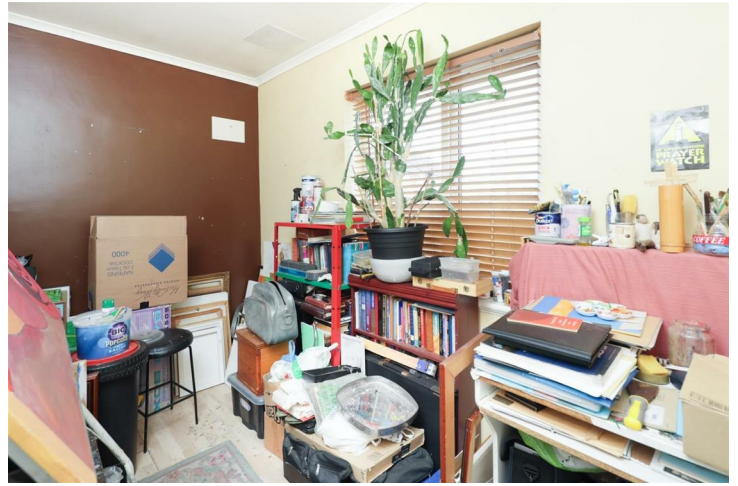
### Ensuite

Low level W/C, wash hand basin, separate shower enclosure and ceiling light point.

### Bedroom Four

11'02 x 6'10 (3.40m x 2.08m)

Double glazed window to rear, ceiling light point and radiator.



### Rear Garden

Mainly laid to lawn, side gate and enclosed to boundaries.



### Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - B

EPC Rating - C

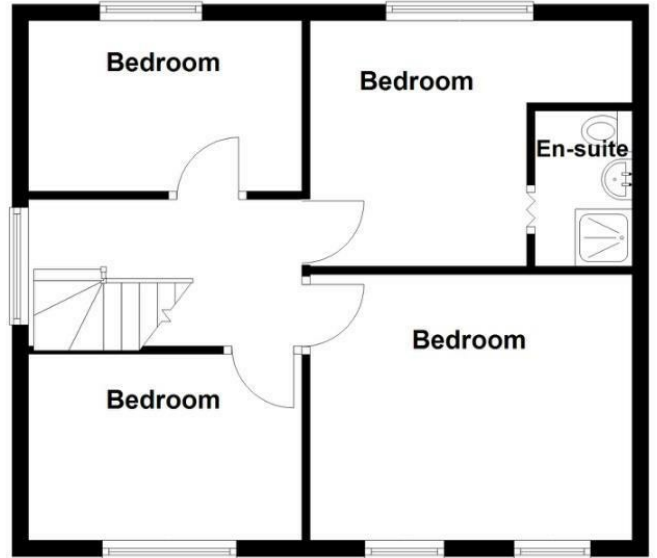
### Ground Floor

Approx. 60.1 sq. metres (647.3 sq. feet)



### First Floor

Approx. 47.4 sq. metres (510.7 sq. feet)



Total area: approx. 107.6 sq. metres (1158.1 sq. feet)



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 84        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  | 70                      |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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.