



Keepers Gate, BIRMINGHAM B37 7SW

Not for marketing purposes INTERNAL USE ONLY

welcome to

Keepers Gate, BIRMINGHAM

*** DO NOT MISS OUT *** NO CHAIN *** EXTENDED KITCHEN WITH BI FOLDING DOORS *** LOUNGE *** DRIVEWAY AND GARAGE *** FAMILY BATHROOM *** PRIVATE GARDEN *** FREEHOLD *** POPULAR RESIDENTIAL LOCATION *** EXCELLENT TRANSPORT LINKS AND AMENITIES *** SCHOOLS CLOSE BY ***

Agent Note

Council Tax Band B.

Approach

Driveway, wired ring camera, tap and garage.

Entrance Hall

Door to lounge, radiator and ceiling lightpoint.

Wc

Double glazed window to side, wall mounted sink, low level wc and ceiling lightpoint.

Lounge

14' max x 16' (4.27m max x 4.88m)

Double glazed window to front, storage cupboard, two radiators and two ceiling lightpoints.

Kitchen

22' x 16' 1" (6.71m x 4.90m)

Double glazed window to rear, double glazed bi folds, granite worktops, 12sq meter cupboard space, built in dishwasher and extractor, range cooker, American fridge freezer with water and ice plumbed in, integrated microwave, wine cooler, understaires storage, door to garage, sky light and five ceiling lightpoints.

Landing

Loft hatch, storage cupboard with boiler and ceiling lightpoint.

Bedroom One

13' + wardrobes x 7' 1" (3.96m + wardrobes x 2.16m)

Double glazed window to front, built in wardrobes, radiator and ceiling lightpoint.

Bedroom Two

6' x 10' max (1.83m x 3.05m max)

Double glazed window to front, radiator and ceiling lightpoint.

Bedroom Three

11' 1" x 7' 1" (3.38m x 2.16m)

Double glazed window to rear, built in wardrobes, radiator and ceiling lightpoint.

Bathroom

Obscure double glazed window to rear, shower over bath, low level wc, pedestal sink, towel rail radiator and ceiling lightpoint.

Rear Garden

Patio, lawn, tap, electric sockets, wired ring camera, enclosed by fence and shed.

Garage

Electric doors and ceiling lightpoint.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Keepers Gate,
BIRMINGHAM

- END OF TERRACE
- THREE BEDROOMS
- FULLY FITTED KITCHEN DINER
- DRIVEWAY AND GARAGE
- FAMILY BATHROOM

Tenure: Freehold EPC Rating: C

offers in excess of

£275,000



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