



Connells

Keepers Close
Hockley Birmingham



Property Description

Having four good sized bedrooms set across three floors, the idyllic home is an ideal purchase for those multi-generational families living together. The end-terraced family home is set within a cul-de-sac location on a modern build estate in Hockley. Looking from the front, viewers can expect to be deceived as they walk into the property to find an entrance hall, shower room, utility room and bedroom to the ground floor, with stairs rising to the first floor landing offering access to the kitchen/diner, lounge and a further bedroom. There is then a second staircase providing access up to the master bedroom with the en-suite, second bedroom & family bathroom,

Frontage

Tarmac driveway leading up to the garage, slabbed pathway providing access to the front door from the public footpath as well as the side gate into the rear garden. The pathway runs alongside a curved patch of limestone that runs along the side of the property. To the boundaries, there is a shallow Red brick wall with feature Ironmongery, this brickwork is in keeping with the aesthetics of the build itself. There is a feature security light and a composite front door taking you into the main residence.

Entrance Hall

Composite front door from the front elevation, stairs rising to the first floor landing, radiator and doors leading into the downstairs shower room, utility room, bedroom four/study and garage.

Ground Floor Shower Room

Obscure window to the front, radiator, low level wc, ceramic wash hand basin with taps over, fitted shower cubicle with electric shower installed and a door leading into the entrance hall.

Utility Room

8' 1" into recess x 6' 2" (2.46m into recess x 1.88m)

Situated on the ground floor, having an array of wall and base units, door to the garden, sink with drainer, roll top work surfaces, splash back tiling, combi boiler, gas central heating radiator, plumbing for washing machine, space for the dryer and tiled flooring.

Bedroom Four / Study

12' 9" max x 11' 7" into recess (3.89m max x 3.53m into recess)

Patio doors leading out into the rear garden, radiator, and a door into the entrance hall.

Integral Garage

16' 11" max x 8' 1" max (5.16m max x 2.46m max)

Metal up and over door, electric power points, lighting and door leading into the entrance hall.

First Floor Landing

Further staircase rising up to the second floor, radiator, window to the front, and doors leading to the lounge and kitchen/diner.

Lounge

16' 1" max x 11' 6" max (4.90m max x 3.51m max)

French doors to the front elevation with feature safety Ironmongery to a Juliet balcony, radiator, TV & Tel point, wall lights and a fitted feature electric fire,

Kitchen/diner

18' 1" x 8' 2" (5.51m x 2.49m)

A range of fitted wall & base units with work surfaces over, 1.5 stainless steel sink and drainer with mixer tap over, electric cooker point, 2 x windows to the rear elevation, space for a fridge/freezer and a door leading onto the first floor landing.

Second Floor Landing

Doors leading to bedroom one, two and three, as well as the family bathroom.

Bedroom One

13' 6" x 11' 5" into the doorway (4.11m x 3.48m into the doorway)

Window to the front, radiator, TV point, fitted wardrobe and doors leading into the ensuite and second floor landing,

Ensuite

Fitted shower cubicle with electric shower installed, wash hand basin with taps over, low level wc, radiator, extractor fan and door leading into the master bedroom.

Bedroom Two

11' 6" max x 10' 5" max (3.51m max x 3.17m max)

Window to the rear, radiator, fitted wardrobe and door leading onto the second floor landing.

Bedroom Three

8' 6" max x 8' 2" max (2.59m max x 2.49m max)

Window to the front, radiator and door leading onto the second floor landing.

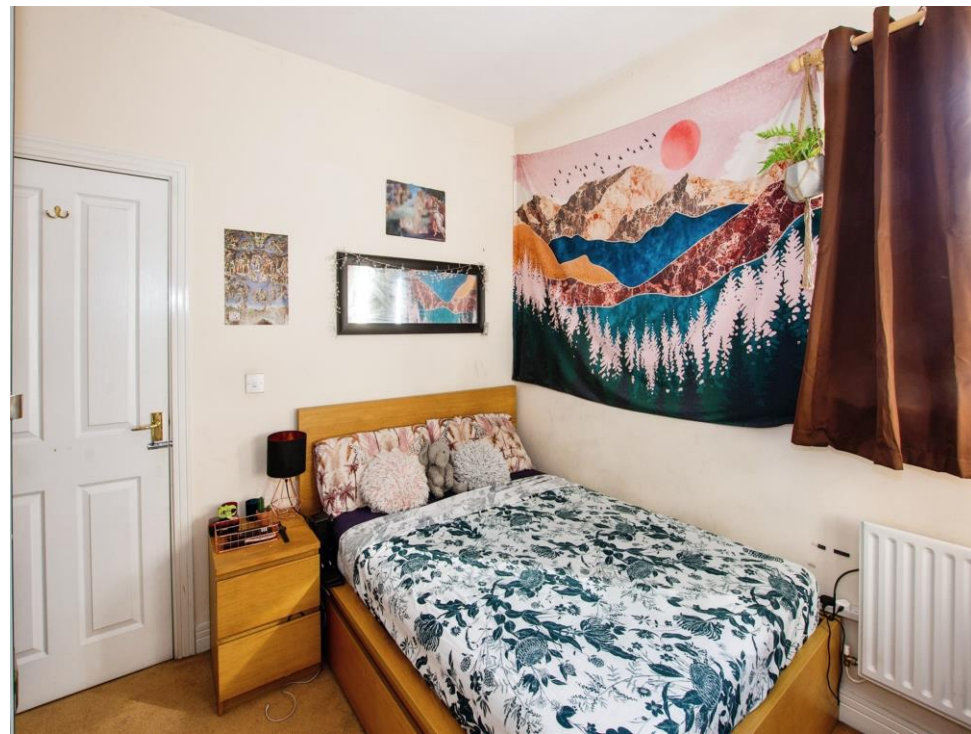
Family Bathroom

Obscure window to the rear, radiator, low level wc, ceramic wash hand basin with taps over, fitted panel bath with Chrome integral shower over, tiled flooring and door leading onto the second floor landing.

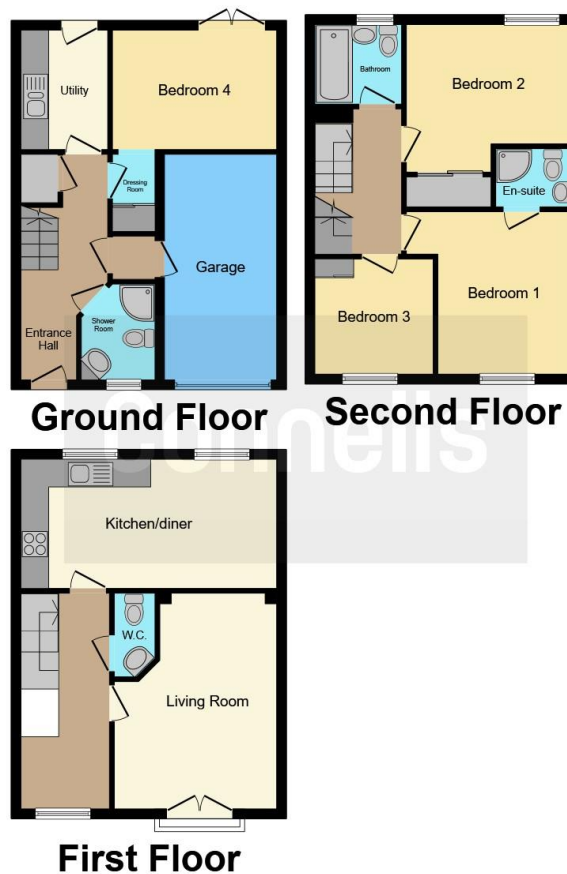
Rear Garden

Slabbed patio area providing access into the house and side gate. The patio opens up to a lawn with panel fencing to the boundaries.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: Awaited

Tenure: Freehold

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