





Kenelm Road  
Birmingham B10 9AJ

for sale offers in the region of  
**£360,000**



### Property Description

EXTENDED FOUR BEDROOM HOME - IDEAL FOR GROWING FAMILIES - A spacious well presented home, situated in a culdesac enjoying a corner plot position. Having two reception rooms, kitchen diner, ensuite, bathroom, ground floor wc, DRIVEWAY to front and enclosed rear garden.

### Approach

### W.C

Low level w.c with wash hand basin.

### Lounge

12' 1" x 12' 4" max ( 3.68m x 3.76m max )  
Double glazed window with fitted blinds, laminate flooring, radiator and stairs elevating to first floor.

### Dining Room

19' 9" x 12' 3" ( 6.02m x 3.73m )  
Double glazed window with fitted blinds, radiator and laminate flooring.

### Kitchen

12' 2" x 12' ( 3.71m x 3.66m )  
Modern fitted kitchen with a range of wall and base units to include work surfaces over, stainless steel sink and drainer, cooker point with extractor fan overhead, tiled, radiator and double glazed window with access into rear garden.

### Utility Room

6' 5" x 7' ( 1.96m x 2.13m )  
Wall and base units.

### Landing

Stairs elevating from lounge, loft access, laminate flooring and doors off to:

### Bedroom One

12' 1" x 12' ( 3.68m x 3.66m )

Having double glazed window, laminate flooring and radiator.

### Bedroom Two

9' 4" x 12' 1" ( 2.84m x 3.68m )  
Having a double glazed window, laminate flooring and radiator.

### Bedroom Three

7' 4" x 11' 8" ( 2.24m x 3.56m )  
Having a double glazed window, laminate flooring and radiator.

### Bedroom Four

12' 6" x 11' 8" ( 3.81m x 3.56m )  
Having a double glazed window, laminate flooring and radiator.

### En-Suite

Shower cubicle, wash hand basin, low level w.c, tiled.

### Bathroom

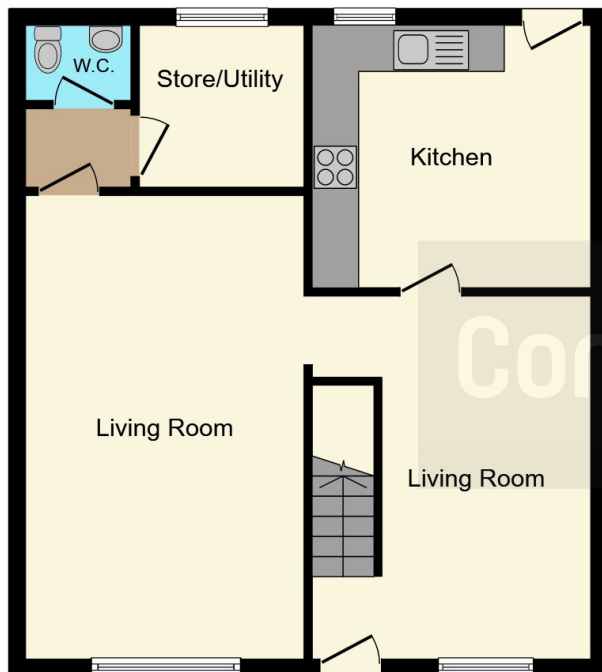
Bath with shower overhead, vanity wash hand basin, low level w.c, towel rail, radiator.

### Rear Garden

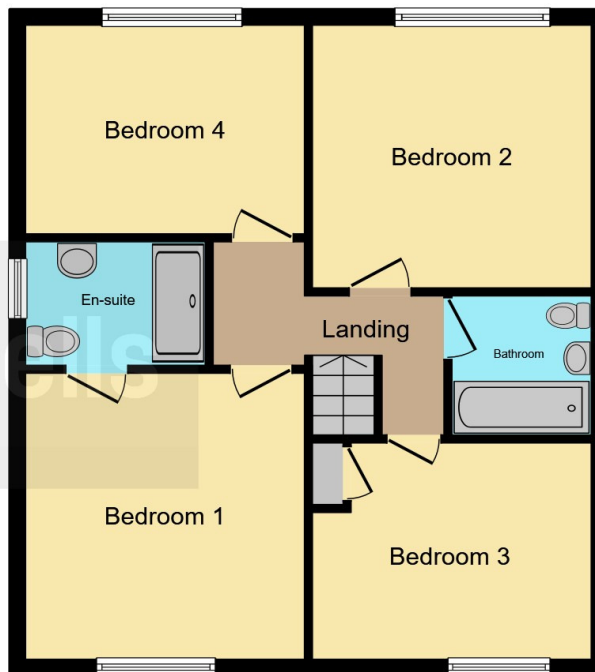
Patio area with lawn beyond, gated side entrance, shed.







**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

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 Band: B

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Tenure: Freehold



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