



Kew Close,  
Birmingham, B37 6NY

£220,000

Beautifully-presented end terrace family home in a cosy cul-de-sac boasting a superb finish throughout, three bedrooms, and a low maintenance garden. The property is situated at the end of a row of terraces and so has a private, secure feel to it.

The home is fronted by a pretty foregarden and benefits from a porch and entrance hall to lend an easy and welcoming transition into the internal accommodation. Immediately to the left is a spacious fitted kitchen that is well bedecked in tasteful cabinetry and plenty of countertop work surface space for the keen culinary master. A downstairs cloakroom is situated immediately opposite the kitchen. At the heart of the home is a lovely lounge diner that is flooded with natural light from large windows and French doors onto the rear garden. The space is nicely characterised by a feature fireplace.

Upstairs comprises three bedrooms, one of which benefits from fitted wardrobes to save floor space. All are serviced by the luxury family bathroom with walk-in shower unit situated off the landing.

The rear of the property is a low maintenance but immaculately presented private garden with decking for al fresco dining. Its south-east positioning makes it the perfect sun trap all year round. This move-in ready property is brimming with features, taste, and style. With a garage in a block, there's perfect storage solution and all of this is situated in a private cul de sac setting.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is B.

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

or via [Walmley@paulcarrestateagents.co.uk](mailto:Walmley@paulcarrestateagents.co.uk)







### Measurements

Lounge/Diner 16' 0" x 15' 9" (4.88m x 4.80m)

Kitchen 10' 0" x 9' 4" (3.06m x 2.85m)

W.C 5' 8" x 2' 1" (1.72m x 0.64m)

Bedroom One 13' 1" x 10' 1" (3.99m x 3.07m)

Bedroom Two 11' 4" x 8' 0" (3.45m x 2.43m)

Bedroom Three 8' 0" x 5' 8" (2.45m x 1.72m)

Bathroom 5' 8" x 5' 3" (1.73m x 1.59m)



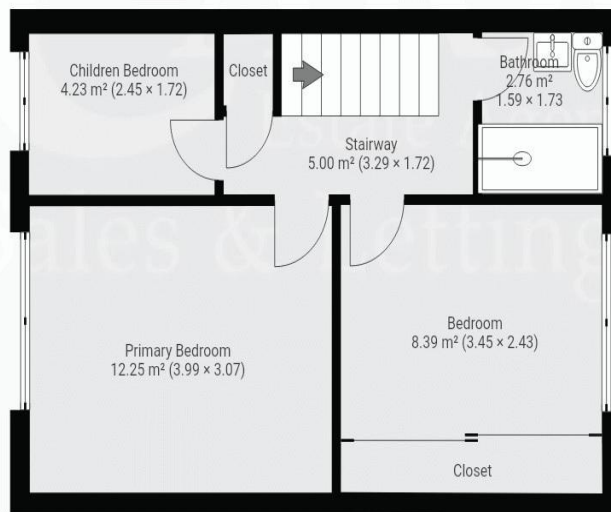
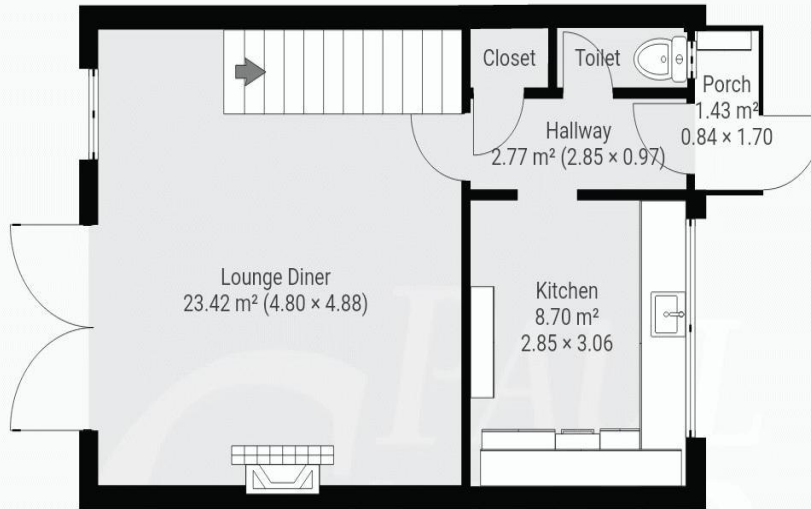






# Floor Plan

*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location











### ***Agent's Note:***

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 6th February 2025