

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Kennedy Croft, Birmingham | Offers Over £300,000

**\*\*EXTENDED SEMI DETACHED FAMILY HOME \*\* FOUR BEDROOMS \*\* BEAUTIFULLY PRESENTED  
\*\* 360 VIRTUAL TOUR AVAILABLE \*\***

AN EXTENDED FAMILY RESIDENCE READY TO MOVE STRAIGHT INTO!! , situated in a CUL-DE-LOCATION in KENNEDY CROFT, YARDLEY, This is a GREAT SIZE WELL PRESENTED HOME, THEREFORE WHAT ARE YOU WAITING FOR...  
CALL FOR AN IMMEDIATE VIEWING ON 0121-783-3422 To ensure you DON'T MISS OUT!!  
The property is approached via a DRIVEWAY with lawned area to side. The accommodation comprising of: entrance porch, hallway, LOUNGE with feature fire place, DINING ROOM, MODERN BREAKFAST KITCHEN, GUEST W.C and enclosed rear garden. To the first floor there are FOUR BEDROOMS and a FAMILY BATHROOM. The property benefits from central heating and double glazing where specified.  
Energy Performance Certificate: D

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APPROACH

Access is gained via driveway with lawned area to side.

Porch

With front door to:

Hallway

Stairs to the first floor, central heating radiator and doors to:

Lounge

Double glazed bay window to front, central heating radiator and feature fire place.

Dining Room

Double glazed patio door to rear, central heating radiator and door to kitchen

Breakfast Kitchen

Double glazed window to rear, door to rear garden. Fitted with a range of matching wall base and drawer units, roll edge work surface

incorporating sink and drainer unit with mister tap over, oven hob and extractor, breakfast bar. door to w.c and door to:

Utility

Door leading to front, work surface, wall units and plumbing for washing machine.

W.C

Double glazed frosted window to rear, low level w.c. tiled walls and floor.

FIRST FLOOR

Landing

Doors leading off :

Bedroom

Double glazed bay window to front and central heating radiator.

Bedroom

Double glazed window to rear and central heating radiator.

Bedroom

Two double glazed windows to front, central heating radiator and built in wardrobe.

Bedroom

Double glazed window to rear and central heating radiator.

Bathroom

Double glazed frosted window to rear, suite comprising panelled bath with shower over, low level w.c, wash hand basin, heated towel rail and tiled walls.

OUTSIDE

Rear Garden

Enclosed rear gardens with patio area, lawned area and pond.

