

HUNTERS[®]

HERE TO GET *you* THERE



Kirkwood Avenue

Birmingham, B23 5QF

Asking Price £385,000



Council Tax: D



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KITCHEN/DINING/FAMILY ROOM

17'8 x 15'0 (5.38m x 4.57m)

SUN ROOM

17'9 x 7'10 (5.41m x 2.39m)

LIVING ROOM

17'10 x 11'1 (5.44m x 3.38m)

GARAGE/STORE

8'3 x 6'7 (2.51m x 2.01m)

BEDROOM ONE

13'0 x 8'9 (3.96m x 2.67m)

BEDROOM TWO

10'9 x 9'7 (3.28m x 2.92m)

BEDROOM THREE

9'7 x 6'10 (2.92m x 2.08m)

BEDROOM FOUR

9'6 x 6'7 (2.90m x 2.01m)

BATHROOM

6'10 x 5'6 (2.08m x 1.68m)

UNEXPECTEDLY BACK ON MARKET!!

This exceptionally well maintained, considerably improved and extended freehold detached family residence, occupies a pleasant cul-de-sac position just off Goosemoor Lane; very accessible for local amenities, Wylde Green and Boldmere facilities.

The spacious extended accommodation which simply must be seen to be fully appreciated briefly comprises;

Covered porch, reception hall with useful under stairs storage units and guests cloaks having a refitted white suite and new electric fuse board, living room having bay window to front with window seat and storage under, superb kitchen/family/dining room refitted in 2021 by Howdens with a 60:40 fridge freezer, double oven and microwave, five ring induction

hob and extractor, Worcester gas central heating boiler, built-in washing machine and dishwasher, central island with built-in bins, full-width sliding patio doors and sunroom looking over garden.

On the first floor, landing with hatch to loft and double airing cupboard. 4 excellent bedrooms, bedroom one with double wardrobe, full width fitted wardrobes, refitted ensuite and luxury bathroom having a refitted white suite bathroom with shower over.

Outside, foregarden having two off-road parking spaces, open side and rear aspect, westerly facing private rear garden having paved patio, lawn fenced surround, trades entrance and shrub screening.

This outstanding property has been refurbished to a lovely standard and must be seen.



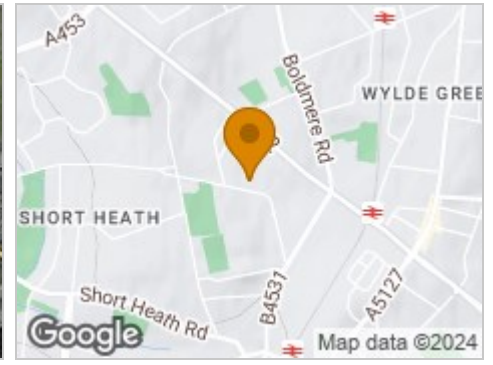
Road Map



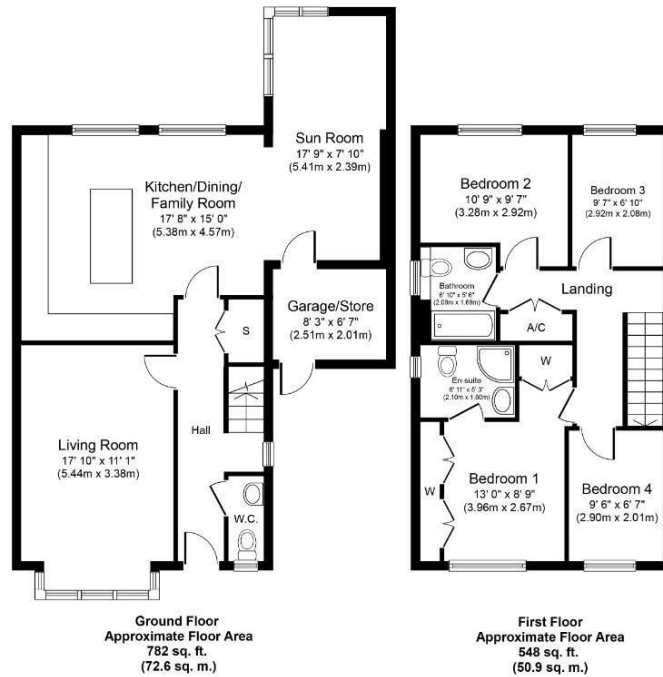
Hybrid Map



Terrain Map



Floor Plan

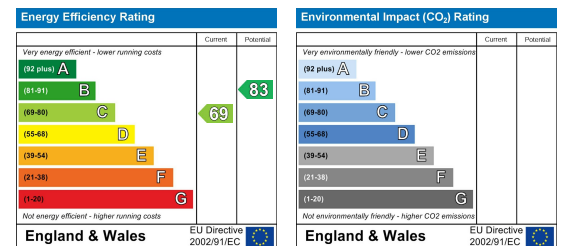


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Viewing

Please contact our Hunters Sutton Coldfield Office on 0121 355 0555 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.