



Keepers Gate, Birmingham





## Property Description

Burchell Edwards are delighted to present this modern style, four bedroomed town house situated in a popular estate in the Chelmsley Wood area of Birmingham (B37).

This beautifully presented property offers plenty of space throughout and is located near many local shop and amenities, and neighbours other areas such as Castle Bromwich and Marston Green. Given its' locality, the property falls within a great catchment area for local schools and has easy transport links to the M42 Motorway, as well as an easy commute into both Birmingham and Solihull Town Centres.

## Entrance Hallway

Laminate floor, ceiling light point and central heating radiator.

## Guest W.C

Laminate floor, ceiling light point and central heating radiator

## Lounge

16' 6" x 12' 2" ( 5.03m x 3.71m )

Double glazed patio doors leading to the garden, double glazed window to rear aspect, laminate floor, two ceiling light points, TV point, under-stairs store cupboard and two central heating radiators.

## Kitchen

11' 8" x 9' 4" ( 3.56m x 2.84m )

Double glazed window to front aspect, a range of wall and base units with work surface over incorporating a stainless steel sink with drainer, integrated oven and grill, four ring gas hob with extractor fan, tiled flooring and ceiling light point.



## Landing

Carpet, ceiling light point and central heating radiator.

## Bedroom Three

12' 2" x 7' 9" ( 3.71m x 2.36m )

Double glazed window to rear aspect, carpet, ceiling light point and central heating radiator.

## Bedroom Four

12' 2" x 9' 3" ( 3.71m x 2.82m )

Two double glazed windows to front aspect, carpet, store cupboard, TV point, ceiling light point and central heating radiator.

## Bathroom

Bath, low flush WC, hand wash basin, mirrored vanity wall unit, tiled to splashback areas, tiled floor, extractor fan, ceiling light point and central heating radiator.

## Second Floor Landing

### Bedroom One

15' 3" x 12' 2" ( 4.65m x 3.71m )

Two double glazed windows to front aspect, loft access, carpet, store cupboard, ceiling light point and central heating radiator.

### En-Suite

Shower cubicle, low flush WC, hand wash basin, tiled to splashback areas, tiled floor, extractor fan, ceiling light point and central heating radiator.

### Bedroom Two

7' 9" x 12' 2" ( 2.36m x 3.71m )

Shower cubicle, low flush WC, hand wash basin, tiled to splashback areas, tiled floor, extractor fan, ceiling light point and central heating radiator.

### Garden

Lawn area, decking area, trees, shrubs and gated rear access.

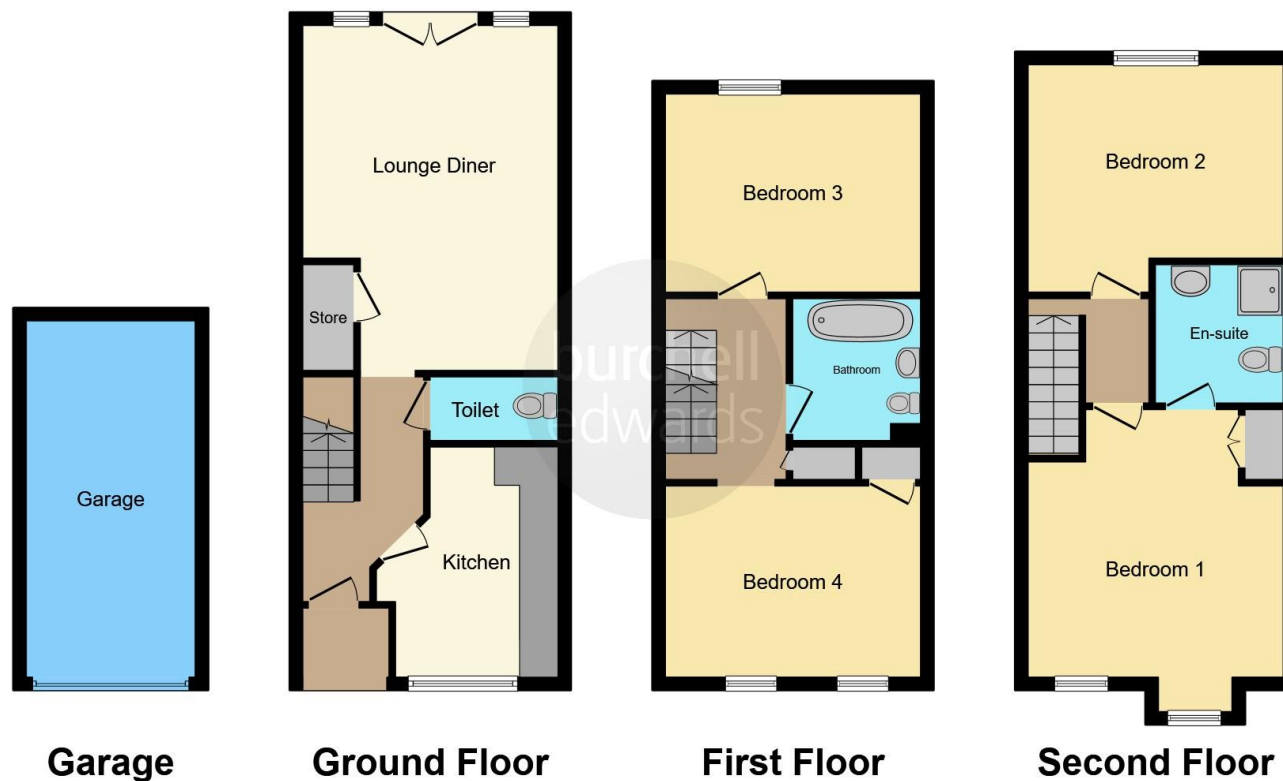
### Garage

18' 4" x 8' 8" ( 5.59m x 2.64m )









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To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Freehold

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Property Ref: CBW209651 - 0004