



Kew Gardens, BIRMINGHAM

burchell
edwards



Property Description

Look no further this IS the house for you. Situated on a pleasant cul-de-sac, the property is in a great location close to local schools, shops and main road and bus routes. Presented to a high standard, the property is ready to move into and has family appeal. To view call the sales team today.

Approach

Block paved drive providing off road parking, mainly laid to lawn fore garden, shrubbed boundaries and an obscure double glazed and leaded door into:

Entrance Hallway

Double glazed window to side elevation, a central heating radiator, stairs rising to first floor landing and doors to wc and lounge.

Lounge

13' 2" max x 9' 6" max (4.01m max x 2.90m max)
Double glazed window to front elevation, feature pebble effect gas fire with timber surround and marble hearth, laminate flooring, television and telephone point, a central heating radiator and opening to:

Dining Room

11' x 7' 11" (3.35m x 2.41m)
A central heating radiator, laminate flooring and a upvc double glazed patio door to rear elevation.

Kitchen

11' x 7' 7" (3.35m x 2.31m)
A range of wall and base units with complimentary roll edge work surfaces over, incorporating a one and a half bowl stainless steel sink and drainer, space for a cooker, extractor hood, plumbing and space for a washing machine, upvc double glazed window to rear elevation, ceramic wall tiling, laminate flooring, mounted boiler, under stairs storage cupboard and a double glazed door to side elevation.

W.C

5' 9" max x 2' 11" max (1.75m max x 0.89m max)
Obscure upvc double glazed window to front elevation, a central heating radiator, splash back tiling, wash hand basin and a close couple dual flush WC.

Landing

Double glazed window to side elevation, airing cupboard, loft access and doors off to all bedrooms and bathroom.

Bedroom One

11' 8" x 9' (3.56m x 2.74m)

Double glazed window to rear elevation, a central heating radiator, aerial point, telephone point and built in wardrobes.

Bedroom Two

12' 2" x 9' 11" (3.71m x 3.02m)

Double glazed window front elevation, a central heating radiator and laminate flooring.

Bedroom Three

9' 3" x 7' 2" (2.82m x 2.18m)

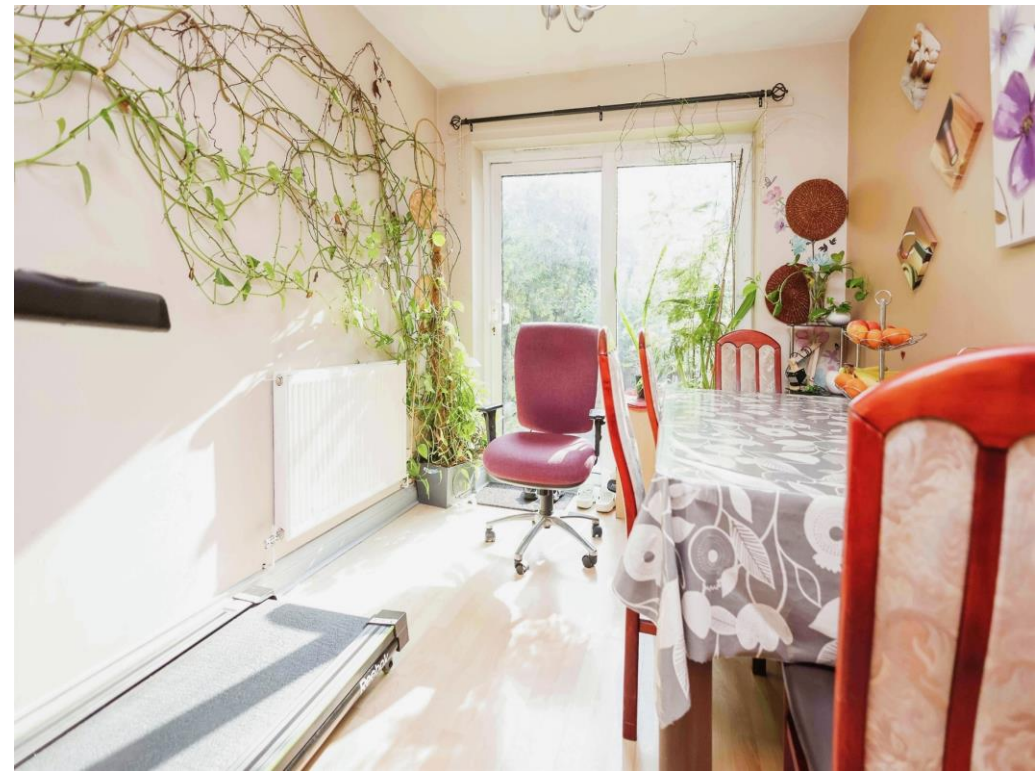
Double glazed window to rear elevation, a central heating radiator and laminate flooring.

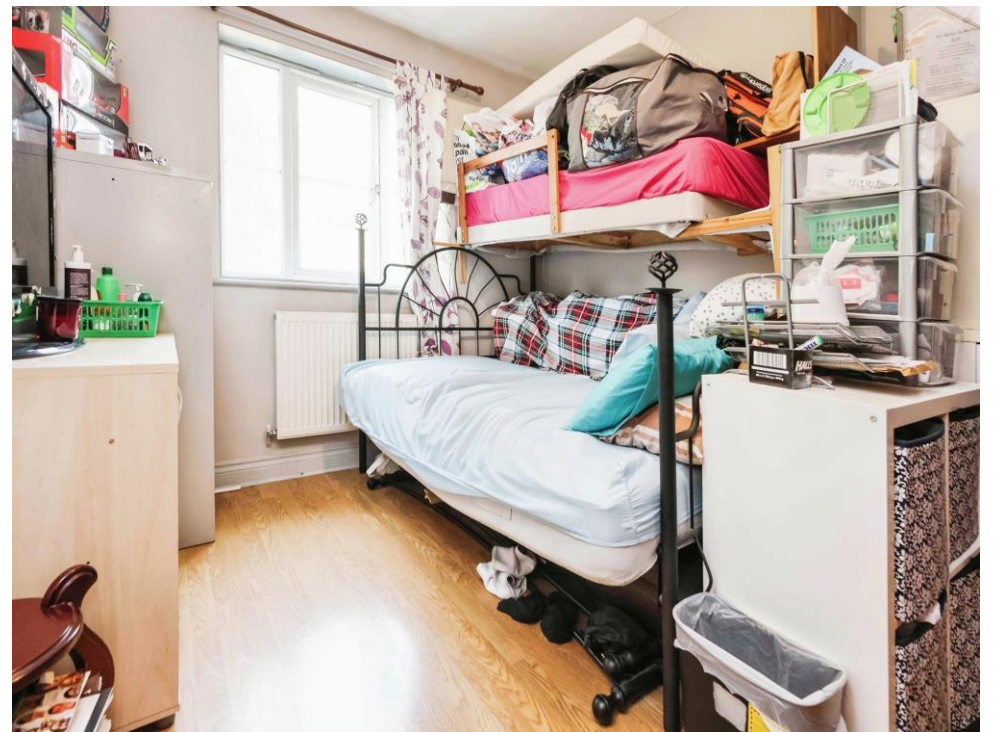
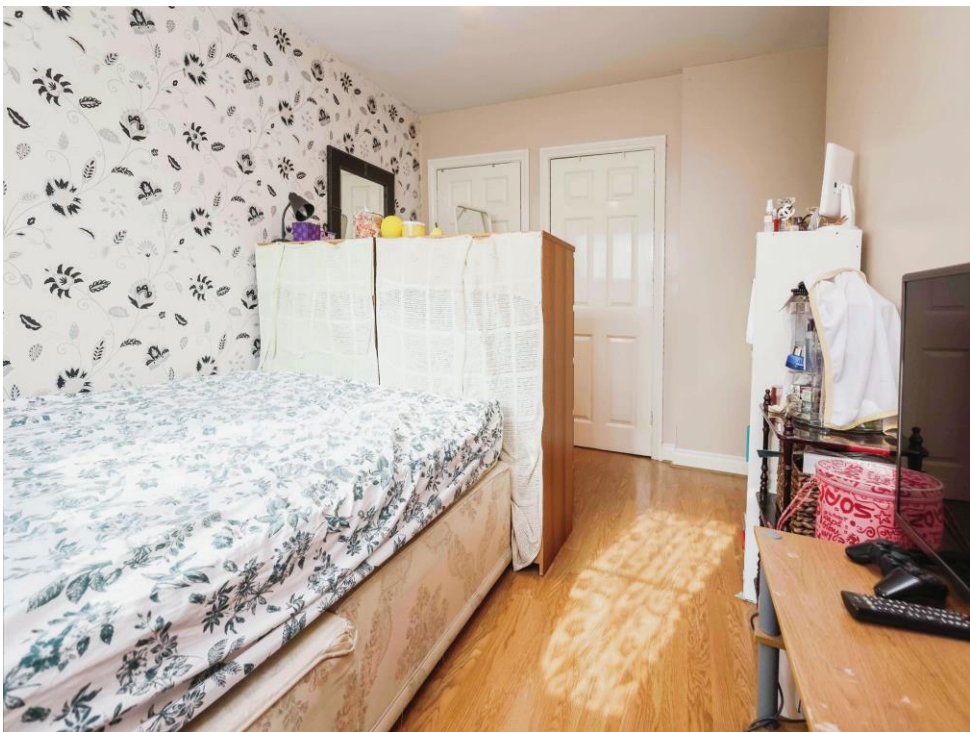
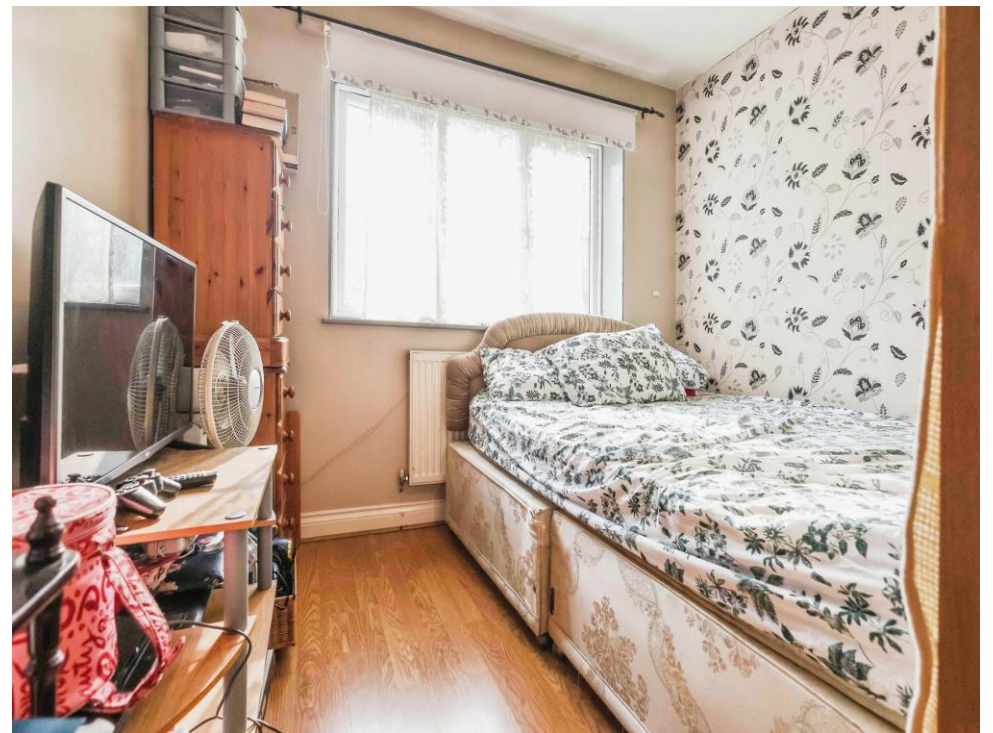
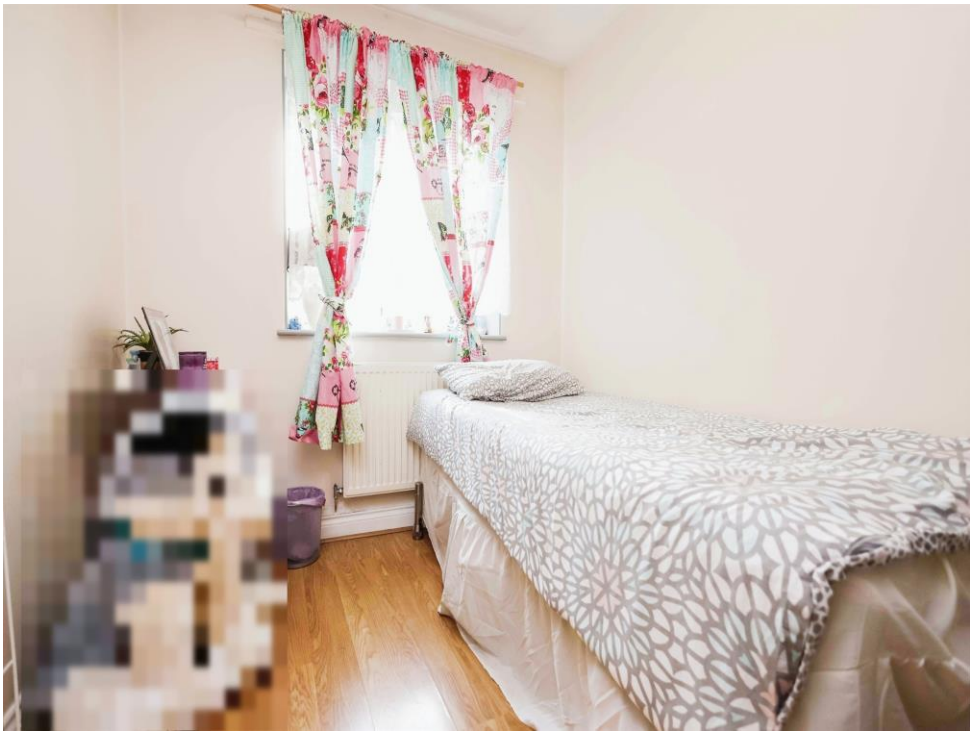
Bathroom

Double glazed window front elevation, panel bath with electric shower, pedestal wash hand basin, close coupled dual flush wc, upvc double glazed window to front elevation, a central heating radiator, partial ceramic wall tiling and an airing cupboard.

Garden

Side gated access, patio mainly laid to lawn and fenced boundaries.









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

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EPC Rating: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL208912



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