



## Cardinal Close

Bearwood, Birmingham, B17 8EU

Offers In The Region Of £499,950



- Modern and Spacious Detached Property in Quiet Cul-De-Sac
- Four Double Bedrooms All with Built-In Wardrobes
- Garage and Off Street Parking for Multiple Cars
- No Upwards Chain
- Popular Location in Close Proximity to Bearwood and Harborne High Streets
- Open-Plan Kitchen Living Area to the Rear
- Excellent Links to Birmingham City Centre and Motorway Networks
- EPC Rating - C

# Cardinal Close

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A modern and extremely spacious detached residence situated in this quiet cul-de-sac in very close proximity to an array of local amenities in both Harborne and Bearwood. This superbly presented property provides nearly 1600 sqft of modern and contemporary internal accommodation, additionally benefiting from four double bedrooms and ample off-street parking for multiple cars. Being Sold with No Upward Chain.

This impressive property is set over three floors, with full double glazing and gas central heating. The internal accommodation includes a spacious entrance hallway with a useful study/front reception room and downstairs WC complete with its own useful utility area. To the rear is a stunning kitchen/dining/living area complete with a vaulted ceiling and leading directly out to the rear garden, the kitchen area includes fridge freezer, oven, gas hob and dishwasher.

To the first floor, there is a spacious dual aspect lounge and spacious double bedroom with built-in wardrobe and a Jack & Jill en-suite shower room. The second floor provides three further double bedrooms all with built-in wardrobes, including one with en-suite shower room and an additional family bathroom. To the outside there is a garage with gated entrance, driveway and car port that can accommodate multiple vehicles securely in tandem.

This quiet cul-de-sac location is perfect for access to Birmingham City Centre, with excellent transport links in close proximity. Both Bearwood and Harborne High Streets are both easily accessible providing a fantastic array of high street shops, well known supermarkets and excellent eateries and gastro-pubs. The area is also ideal for access to both Queen Elizabeth Medical Complex, City Hospital and the new Metropolitan Hospital



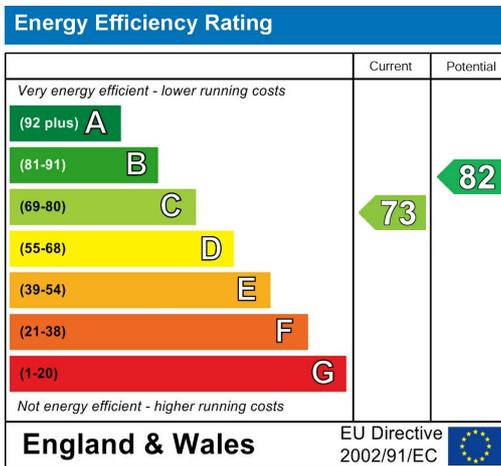
# Floorplan







## Energy Efficiency Graph

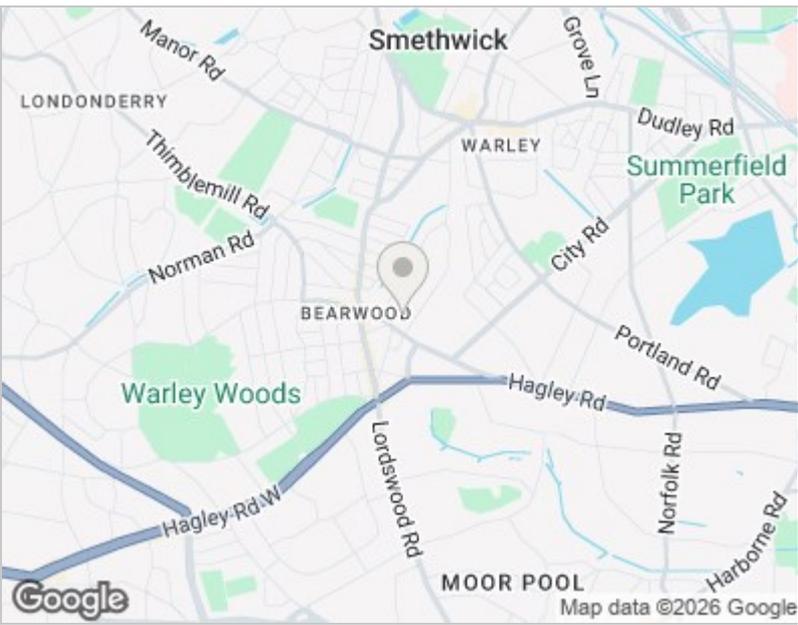


## Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





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.

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