BLACK & GOLDS
ESTATE AGENTS

Sales: 0121 249 6207
Lettings: 0121 249 6207
Email: enquiries@blackandgolds.co.uk

Kingfisher Close, Birmingham, B26 2QF

From £400,000

4 2 2









Spacious Four Bedroom Detached Family Home in Quiet Sheldon Cul-De-Sac

Shirley Office:
Black and Golds Estate Agents
117 Stratford Road, Shirley, Soliull, B90 3ND

Wythall Office:
Black and Golds Mortgages
The Old Bakery House, Becketts Farm, Alcester Road, Wythall, B47 6AJ

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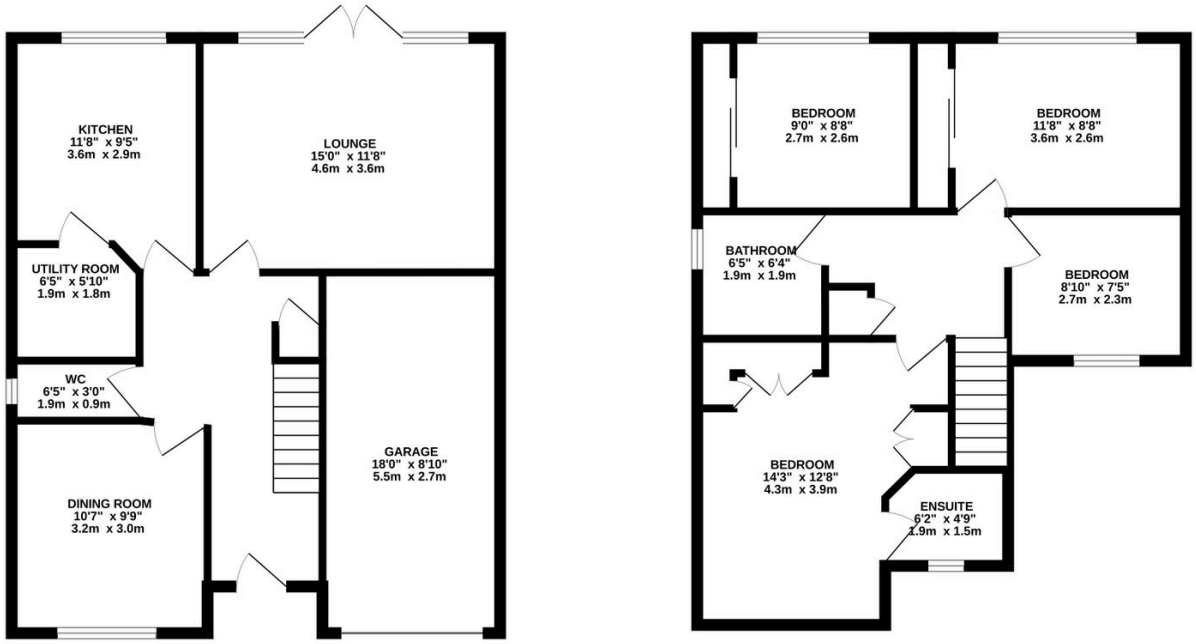
Whilst we as Estate Agents on behalf of the vendors endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. The Vendors have checked and approved these particulars.
These particulars are intended to give a fair description, but there accuracy cannot be guaranteed, and are not to be taken as forming any part of a resulting contract. They are issued on the basis the property is still available and on the understanding that all negotiations are conducted through the agents.

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Key Features

- Four well-proportioned bedrooms, including a generous master with private en-suite
- Two versatile reception rooms featuring a formal dining room and a bright lounge
- Fitted kitchen supported by a separate dedicated utility room
- Practical layout with a convenient ground-floor guest WC
- Integrated single garage offering parking or additional storage potential
- Expansive private rear garden featuring a brilliant patio area for outdoor entertaining and a lawn area
- Large front driveway providing off-road parking for multiple vehicles
- Excellent local transport links via the A45, M42, and Birmingham International
- Highly desirable cul-de-sac location close to Sheldon Country Park
- Situated within easy reach of popular local schools, shops, and amenities



TOTAL FLOOR AREA : 1289 sq.ft. (119.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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