



63 Derry Close, Birmingham

£330,000 Freehold

Hadleigh Estate Agents are delighted to offer this fantastic three or four bedroom property for sale. Offered with no upward chain the property is conveniently located within a quiet cul-de-sac and boasts move in ready accommodation.

With driveway parking and front garden, entrance hallway, converted garage allowing for an additional bedroom or reception room. Modern fitted kitchen and spacious lounge diner. Upstairs boasts three double bedrooms, modern family bathroom and additional WC. To the rear is a private garden.





Entrance Hallway

Welcoming entrance hallway, with central heating radiator, ceiling light point and beneficial storage cupboard.

Kitchen

Newly fitted modern kitchen, with a range of base and wall units. Plumbing for washing machine, conveniently placed, fitted oven, gas hob and extractor over. Stainless steel sink and drainer unit, window to the front elevation and ceiling light point.

Study/ Bedroom Four

Benefitting from a converted garage, the property offers a fantastic multi purpose room. Making for an ideal fourth bedroom, study or play room. With double glazed window to the front elevation, ceiling light point and central heating radiator.



Lounge Diner

Extensive lounge diner, boasting sliding patio doors to the garden and windows to the rear elevation, allowing light to flood the room. Storage cupboards within the alcoves, wall mounted electric fire and two ceiling light points. Central heating radiator and partially glazed internal door.





Landing

With loft hatch, obscured double glazed window to side elevation and carpeted flooring.

Master Bedroom

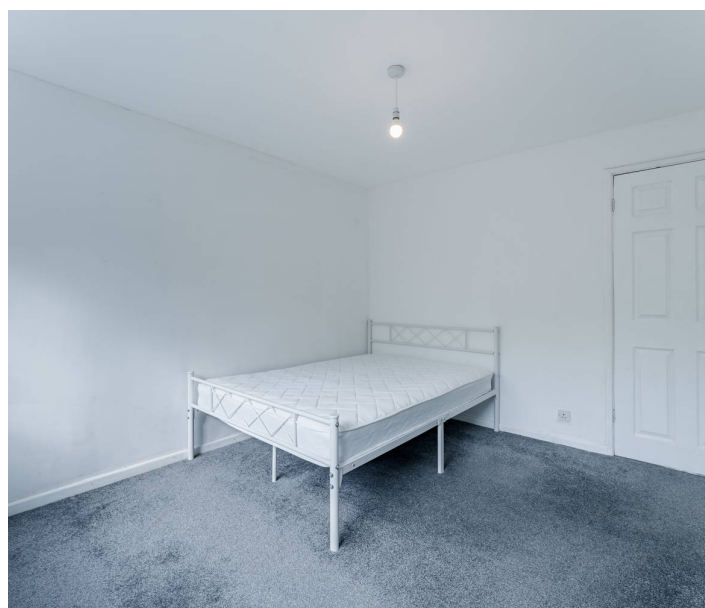
Boasting a large master bedroom, comprising double glazed windows to the rear elevation, carpeted flooring, ceiling light point and central heating radiator.

Bedroom Two

Offering an additional double bedroom with windows to the rear elevation, ceiling light point, carpeted flooring and central heating radiator.

Bedroom Three

A further double bedroom with window to front elevation, carpeted flooring, central heating radiator and ceiling light point.





Bathroom

Modern family bathroom boasting fitted bath and shower over. Low level flush WC, vanity unit and mirrored medicine cabinet. Partially tiled walls, towel radiator, ceiling light point and obscure glazed windows to front elevation. The bathroom further offers ample storage.

WC

Offering an additional and separate WC, with low level flush WC, hand wash basin, ceiling light point and obscured glazing to front elevation.

Garden

Private rear garden, predominantly laid to lawn. With fenced boundaries and side access.



Council Tax band: C

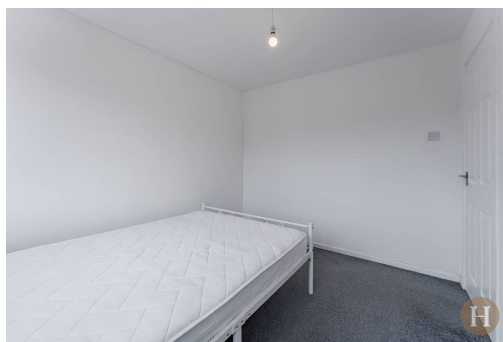
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



- Three/four bedroom property
- No upward chain
- Move-in ready
- Spacious lounge diner
- Driveway parking
- Converted garage



Approx Gross Internal Area
89 sq m / 961 sq ft



Ground Floor
Approx 44 sq m / 474 sq ft

First Floor
Approx 45 sq m / 486 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.