



79 Kelfield Avenue, Birmingham, B17 0QL

Asking Price £285,000

Hadleigh Estate Agents are delighted to offer this beautifully presented two bedroom semi detached house for sale. Conveniently located on Kelfield Avenue the property offers excellent transport links into Harborne High Street, offering an array of bars, restaurants and local leisure facilities. Queen Elizabeth Hospital and University of Birmingham are a short distance away.

The property boasts driveway parking and fore garden. Spacious entrance porch leads into the hallway, giving access to an open plan style lounge and dining room, a modern fitted kitchen with guest WC and utility area. Downstairs further benefits from a spacious storage room and private garden. The first floor accommodation offers two double bedrooms along with modern family bathroom.

Porch



Spacious porch with double glazed UPVC windows and opaque front door, tiled flooring and ceiling light point.

Hallway



Welcoming hallway giving access to the storage room, lounge and diner. Open bannister, central heating radiator and ceiling light point.

Lounge Diner



Spacious lounge diner offering natural light flowing through the property, with window to the front and rear elevation. Central heating radiator and ceiling light points. Access to the guest WC and entrance hallway.

Kitchen



Modern fitted kitchen with a range of base and wall units, integrated oven, dishwasher and gas hob with extractor over. Dual aspect windows to the side and rear elevation, along with rear patio door. Central heating radiator and ceiling spotlights.

WC



Low level flush WC, vanity unit and plumbing for utilities. Space for fridge freezer and storage.

Landing

Opaque window to the side elevation, internal storage cupboard and loft access.

Master Bedroom



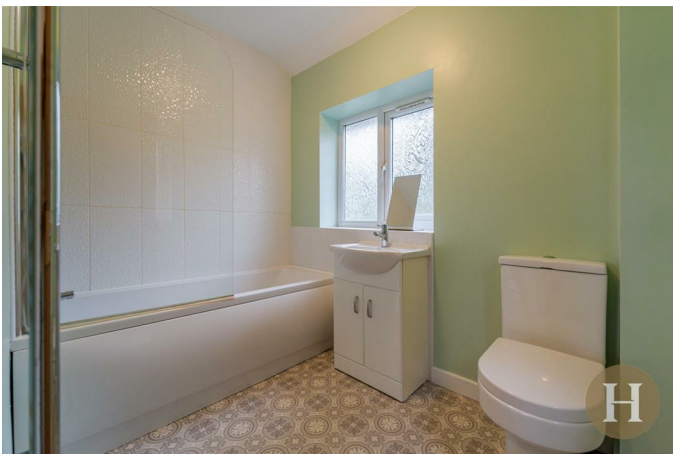
Spacious master bedroom benefitting from internal wardrobe, two windows to the front elevation, central heating radiator and ceiling light point.

Bedroom 2



Double bedroom with windows to the rear elevation, central heating radiator and ceiling light point.

Bathroom



Partially tiled bathroom suite, with shower over bath, low level flush WC and vanity unit. Ceiling light point, opaque window to the rear elevation and towel radiator.

Garden



Paved patio area leading to garden predominantly laid to lawn.

General Information

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

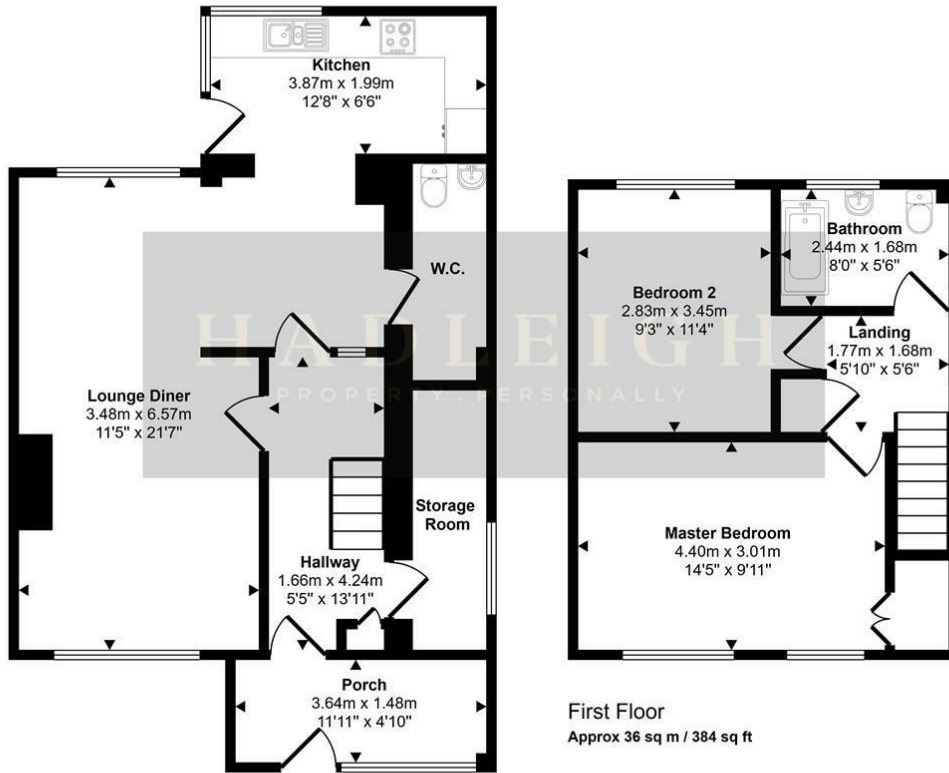
Tenure - Freehold, however part of the garden towards the rear is leasehold and has 40 years remaining.

EPC - D

Council Tax Band - B

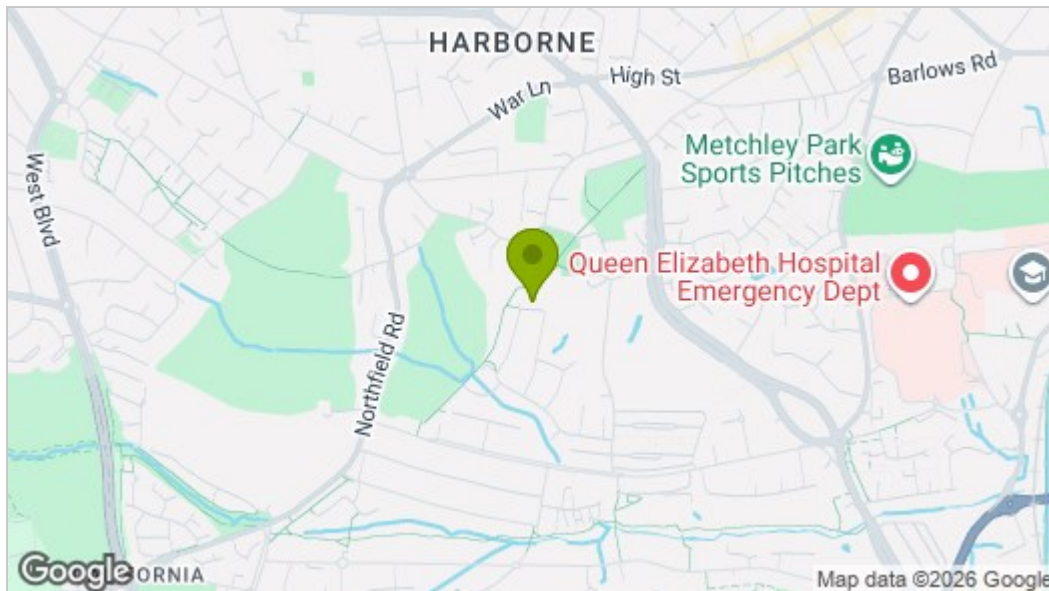
Floor Plan

Approx Gross Internal Area
96 sq m / 1030 sq ft

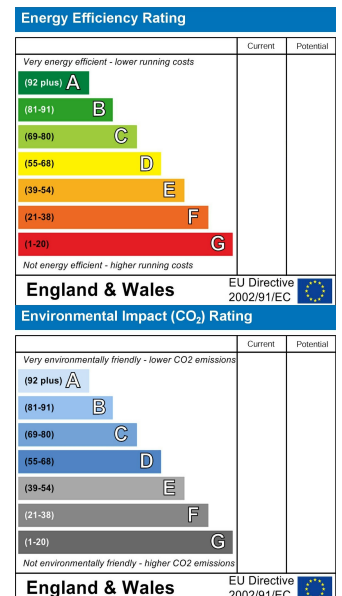


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.