PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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Kestrel Avenue, Birmingham | Offers In The Region Of

** NO UPWARD CHAIN * MID TERRACE FAMILY HOME * THREE GOOD SIZE BEDROOMS* BEAUTIFUL KITCHEN DINER WITH APPLIANCES ** 360 VIRTUAL TOUR AVAILABLE! **

THIS IS A DECEPTIVELY SPACIOUS FAMILY HOME WHICH NEEDS TO BE VIEWED TO APPRECIATE THE SIZE & STANDARD OF ACCOMMODATION ON OFFER ...SITUATED CLOSE TO ALL LOCAL AMENITIES...
CALL FOR AN IMMEDIATE VIEWING ON 0121-783-3422 to ensure you DON'T MISS OUT!!
The property is approached via a paved and lawned front garden with accommodation comprising of . entrance hallway, THROUGH LOUNGE, BEAUTIFULLY RECENTLY RE FITTED KITCHEN WITH BUILT IN APPLIANCES and PRIVATE REAR GARDEN to the ground floor. To the first floor there are THREE GENEROUS BEDROOMS and Family SHOWER ROOM and second W.C.
The property benefits from central heating and double glazing where specified.
Energy Performance Certificate : C

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APPROACH
Access is gained via paved and lawned front garden with double glazed front door to:

Hallway
Double glazed window to front and side, stairs to the first floor and doors off:

Through Lounge
18'5" x 10'6" (5.61m x 3.20m)
Double glazed windows to both front and rear, central heating radiator

Kitchen
18'7" x 8'6" (5.66m x 2.59m)
Double glazed windows to both front and rear, fitted with a range of matching wall base and draw units, with work surface over incorporating sink and drainer with mister tap over, built in double oven, hob and extractor, dishwash and full size fridge and full size freezer, understairs storage and door leading to rear garden.

FIRST FLOOR

Bedroom One
10'9" x 9'4" (3.28m x 2.84m)
Double glazed window to front and central heating radiator.

Bedroom Two
12'7" x 8'7" (3.84m x 2.62m)
Double glazed window to front, central heating radiator and over stairs stoarge.

Bedroom Three
8'9" x 7'8" (2.67m x 2.34m)
Double glazed window to rear and central heating radiator

Shower Room
Double glazed frosted window to rear, suite comprising shower cubicle with shower, wash hand basin, low level w.c, heated towel rail, tiled walls and floor.

Separate W.C
Double glazed frosted window to rear, low level w.c, wash hand basin and tiled walls and floor.

OUTSIDE

Rear Garden
Enclosed rear garden with patio area and being mainly laid to lawn.





