



The Hays, Kents Moat, Birmingham

burchell
edwards



Property Description

A well-presented three double-bedroom end-terraced home offering generous living space and attractive mature front and rear gardens. The property features a modern downstairs family bathroom and a fitted kitchen, creating a practical and comfortable layout ideal for families, first-time buyers, or those seeking a home with character and outdoor space.

Set on a desirable corner position, the home benefits from excellent natural light, good room proportions, and the charm of established gardens that provide privacy and year-round interest. With its blend of modern touches and traditional appeal, this property is ready to move into while still offering scope to personalise.

Entrance Hallway

Composite door, double glazed window to side elevation and central heating radiator.

Lounge

Double glazed window to front elevation, two central heating radiators and electric fire.

Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for washing machine and gas cooker, tiling to splash prone areas and central heating radiator.

Landing

Double glazed window to rear elevation and storage cupboard.

Bedroom One

Two double glazed windows to front elevation and central heating radiator.

Bedroom Two

Double glazed windows to front and side elevations and central heating radiator.

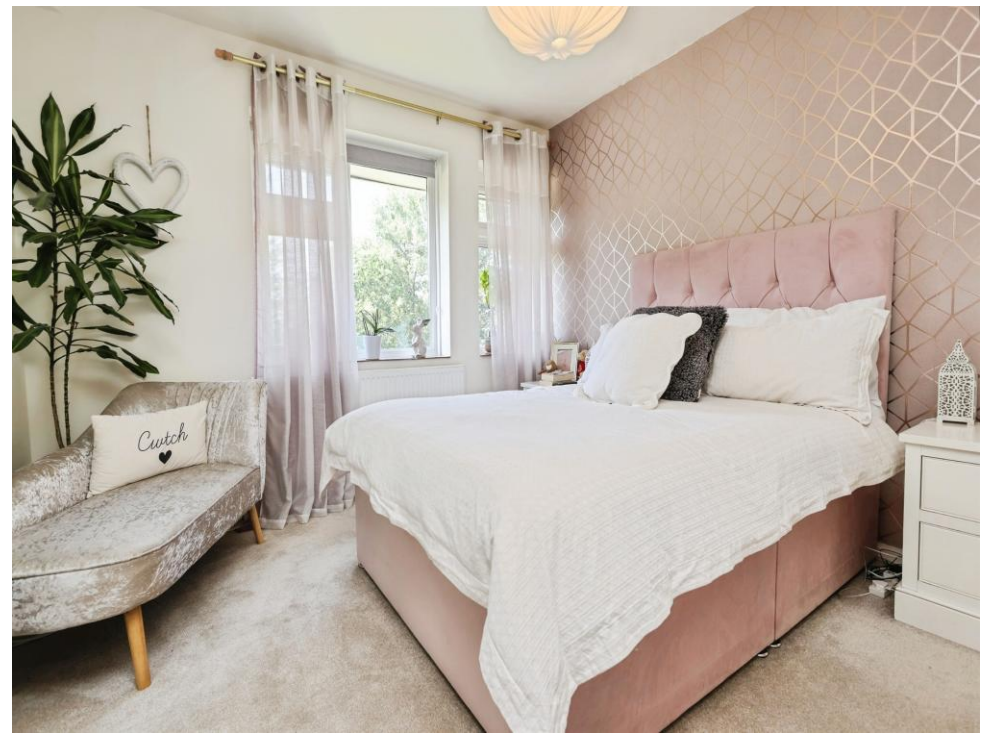
Bedroom Three

Double glazed window to rear elevation, central heating radiator and storage cupboard.

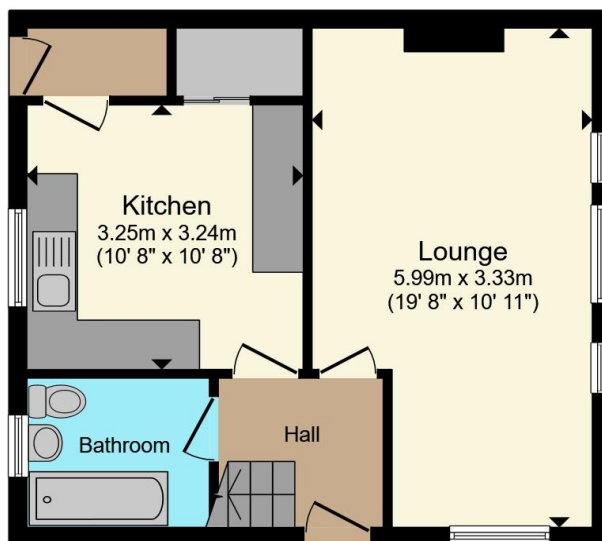
Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with shower over, central heating radiator and tiling to splash prone areas.

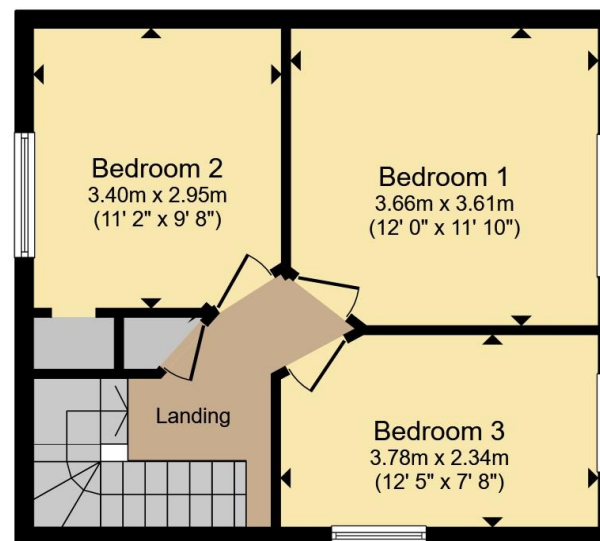








Ground Floor



First Floor

Total floor area 81.2 m² (874 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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