

4 Kestrel Close, Erdington, Birmingham, West Midlands. B23 5PF

Offers in the region of £190,000 Freehold (to be confirmed)

SOLD STC



## PROPERTY DESCRIPTION

\*\*\*MODERN WELL PRESENTED END OF TERRACE HOME\*\*\*TWO DOUBLE BEDROOMS\*\*\*RE-FITTED HIGH GLOSS KITCHEN\*\*\*AMPLE LOUNGE\*\*\*CONSERVATORY\*\*\*FAMILY BATHROOM\*\*\*PRIVATE REAR GARDEN\*\*\*GARDENS AND DRIVEWAY TO FORE\*\*\*POPULAR/CONVENIENT LOCATION\*\*\*NO UPWARD CHAIN\*\*\*

A fantastic opportunity to purchase this well presented, modern; end of terrace home situated conveniently in Eddington. Within easy reach of transport links, amenities and motorway networks. Accommodation in brief comprises, entrance hallway, re-fitted modern high gloss kitchen, ample lounge, conservatory, two double bedrooms and family bathroom. Outside is a private, good size rear garden, driveway and gardens to the fore. The property benefits from having NO UPWARD CHAIN.

## FEATURES

- MODERN WELL PRESENTED END OF TERRACE HOME
- TWO DOUBLE BEDROOMS
- AMPLE LOUNGE AND DINING ROOM
- RE-FITTED HIGH GLOSS KITCHEN
- CONSERVATORY
- FAMILY BATHROOM
- PRIVATE GOOD SIZE GARDENS
- DRIVEWAY AND GARDENS TO FORE
- NO UPWARD CHAIN
- CONVENIENT LOCATION





## ROOM DESCRIPTIONS

### Approach

Approached via a driveway with lawned gardens to the fore with borders housing shrubs and flowers, storm porch and door giving access to the accommodation.

### Entrance Hallway

Having a storage cupboard, stairs rising to the first floor and doors giving access to:-

### Lounge/Dining Room

11' 08" x 15' 09" (3.56m x 4.80m)

### Kitchen

5' 08" x 9' 08" (1.73m x 2.95m)

### Conservatory

9' 10" x 9' 02" (3.00m x 2.79m)

### Landing

Having doors giving access to:-

### Bedroom One

10' 02" x 11' 08" (3.10m x 3.56m)

### Bedroom Two

9' 03" x 11' 08" (2.82m x 3.56m)

### Bathroom

5' 06" x 5' 11" (1.68m x 1.80m)

### Rear Gardens

Being mainly laid to lawn and having side access.







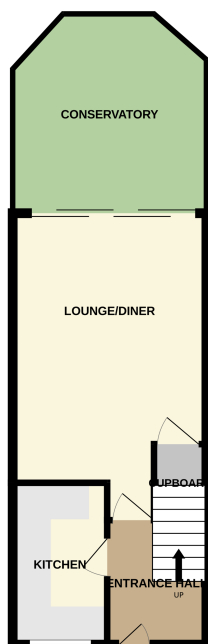




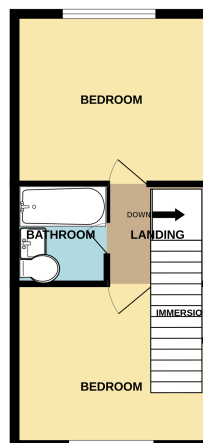


## FLOORPLAN & EPC

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			