

4 KELFIELD AVENUE, HARBORNE, B17 0QN



**A SPACIOUS GAS CENTRALLY HEATED TWO BEDROOM SEMI DETACHED
RESIDENCE WITH SIDE GARAGE SITUATED IN A POPULAR RESIDENTIAL
AREA.
EPC BAND RATING D**

OFFERS IN THE REGION OF £249,950



Location

KELFIELD AVENUE is approached from FERNCLIFFE ROAD which is within close proximity to Harborne High Street with its excellent shopping, restaurant and café facilities. In addition the Queen Elizabeth Medical Complex and Birmingham University are close at hand and there is excellent transport facilities to Birmingham City Centre. Furthermore there are schools for children of all ages.

Introduction

4 KELFIELD AVENUE offers an excellent opportunity to both first time and investment buyers. Benefitting from gas central heating and double glazing the spacious accommodation comprises: Enclosed porch, reception hall, through living/dining room, study/playroom, cloaks/wc, breakfast kitchen and side passageway/utility. At first floor level there are two good bedrooms and bathroom with shower. To complement the property there is a side garage, front drive, fore and good sized rear garden.

On The Ground Floor

Set back from the road beyond a single car drive, concrete flag fore court and lawn, the accommodation comprises:

Enclosed Porch

Having tiled floor, wall lantern, door to side passageway/utility and double glazed front with matching windows to side.

Reception Hall

Stair case rising to the FIRST FLOOR LANDING, cloaks cupboard, central heating radiator, useful under stairs storage and leading to:

Through Living/Dining Room

21'9" x 11'5" (max) (6.63m x 3.48m (max))
Having gas living flame coal effect fire in set in feature fireplace with hearth beneath, two central heating radiators, power points, laid laminate flooring, two ceiling light points, cornice and double glazed picture window to front.



Dining Area





Study/Play Room

10'1" x 9'7" (3.07m x 2.92m) Having power points, ceiling light point and double glazed french patio doors to the REAR GARDENS.



Guest Cloakroom

Housing low level wc, wash hand basin wall tiling and ceiling light point.

Breakfast Kitchen

20'8" x 8'8" (6.30m x 2.64m) Having sink unit and drainer with base unit beneath, further range of matching base and wall units, fitted work tops, single door oven, four ring gas hob, extractor hood, two central heating radiators, space for fridge/freezer, ceiling spot lighting, wall mounted gas boiler, plumbing for dishwasher, separate BREAKFAST AREA and double glazed window to rear.



Side Passage/Utility

Plumbing for washing machine, useful storage, power points, ceiling light point and doors to front and rear.



On The First Floor



A tread stair case leads to the FIRST FLOOR LANDING with double glazed window to side, access to LOFT and linen cupboard.

Bedroom One

14'11" x 10'9" (4.55m x 3.28m) Single door wardrobe, central heating radiator, power points, ceiling light point and double glazed window to front.



Bedroom Two

11'7" x 11'6" (3.53m x 3.51m) Having central heating radiator, power points, ceiling light point, laid laminate flooring and double glazed window to rear.



Fully Tiled Bathroom

Comprising white suite of panelled bath with electric shower over and curtain, wash hand basin, low level wc, central heating radiator and dual aspect double glazed windows.





Outside

To the front is a lawn garden and flag fore court with hedging.

The delightful sunny REAR GARDENS comprise patio, three tier lawn with inset dwarf walling, flowering borders and enjoy a good degree of privacy.



Side Garage

Set back behind a single car block set driveway with door to front.

General Information

POSSESSION: Vacant possession will be given upon completion of the sale.

SERVICES: Mains electricity, gas, water and drainage are available

LOCAL AUTHORITY : Birmingham City Council - 0121 303 9944

WATER AUTHORITY: Severn Trent Water - 0345 500500

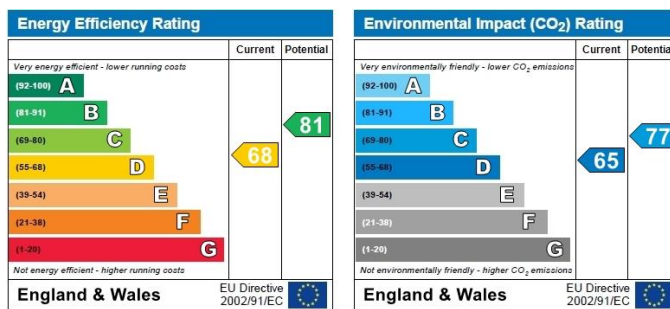
TENURE: The agents are advised that the property is Freehold.

FIXTURES and FITTINGS: All items not mentioned in these particulars are excluded from the sale.

VIEWING: Strictly by appointment with the selling agents, Hadleigh Estate Agents on 0121 427







MISREPRESENTATION ACT 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested".

MISDESCRIPTION ACT 1991

"The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts".