

25 KELFIELD AVENUE, HARBORNE, B17 0QL



A TRADITIONAL TWO BEDROOMED SEMI DETACHED RESIDENCE  
SITUATED IN THIS SOUGHT AFTER LOCATION AND BENEFITING FROM A  
LANDSCAPED FRONT GARDEN WITH DRIVE.  
EPC BAND RATING TBC

OFFERS IN THE REGION OF £219,950

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## 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

25 KELFIELD AVENUE is set back beyond a landscaped front garden with front drive. The gas centrally heated accommodation comprises enclosed porch, reception hall, through lounge/dining room, kitchen and side garden lobby. At first floor level there are two double bedrooms and bathroom. To complement the property is a delightful private rear garden.

## On The Ground Floor

The property is set back beyond a landscaped front garden with single car front drive and stepped pathway.

## Enclosed Porch

Double louvred doors to SIDE GARDEN LOBBY and front door.

## Reception Hall

Port hole window to front and window to side, central heating radiator, under stairs storage and stair case to the FIRST FLOOR LANDING.



## Through Lounge/Dining Room

22'3" x 11'4" (6.78m x 3.45m) Having wall mounted gas fire inset in feature yorkstone fireplace with tiled hearth, central heating radiator, power points, ceiling light points, cornice, separate dining area, secondary glazed window to front and sliding patio doors to the delightful rear gardens.





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## Dining Area With Sliding Patio Doors



## Kitchen

Stainless steel sink unit and drainer, range of fitted base and wall units with fitted work top, electric cooker point, extractor hood, wall tiling, door to SIDE GARDEN LOBBY and double glazed window to rear.

## Side Garden Lobby

Plumbing for automatic washing, power points, louvred doors to porch and door to garden.

## On the First Floor

A tread stair case leads the FIRST FLOOR LANDING with access to loft, linen cupboard and leads to:

## Bedroom One

Central heating radiator, double and single door wardrobes, power points, ceiling light point and windows to front.



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## Bedroom Two

11'3" x 11'0" (3.43m x 3.35m) Central heating radiator inset in decorative cover, power points, ceiling light point and window to rear.



## Bathroom

Panelled bath, wash hand basin inset in pine vanity unit, low level wc, central heating radiator and two double glazed windows to rear.



## Outside

The property is set back beyond a landscaped front garden with single car front drive and stepped pathway.

## Rear Garden

A beautifully stocked and private rear garden with patio, lawn established flower and shrub borders, the whole enjoying a sunny aspect.



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## View Of The Garden From Bedroom Two



### 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 1213.







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".

