

Kingfisher Close,



Offers Over £320,000

Nestled in the serene Kingfisher Close, Birmingham, this delightful detached house offers a perfect blend of comfort and modern living. Built in 1996, the property spans an impressive 1,141 square feet and is presented in great condition, making it an ideal choice for families or those seeking a peaceful retreat.

The home features three well-proportioned bedrooms, providing ample space for relaxation and rest. The two bathrooms ensure convenience for all occupants, making morning routines a breeze. The heart of the home is a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings with family.

One of the standout features of this property is the charming conservatory, which invites natural light and offers a lovely view of the beautiful garden. This outdoor space is a true gem, providing a tranquil setting for gardening enthusiasts or those who simply wish to unwind in nature.

For those with vehicles, the property boasts parking for up to four vehicles, ensuring that you and your guests will never be short of space. Additionally, an outbuilding offers further potential, whether for storage, a workshop, or even a home office.

With its desirable location and well-maintained features, this house on Kingfisher Close is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood. Don't miss the chance to make this charming property your new home.



Kingfisher Close,

- Detached
- 3 Bedrooms
- Conservatory
- Locked Garage
- Reception Room
- Impressive Kitchen
- Off-Road Parking
- Ideal Family Home

Lounge/Dining Room

12'5" x 18'6" (3.78m x 5.65m)

Double glazed windows to rear, double glazed door to conservatory, carpet flooring, chimney breast, fireplace, wall mounted radiator, ceiling lights, skirting

Kitchen

14'7" x 6'9" (4.45m x 2.05m)

Double glazed window to front, door to rear, tile flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated cooker and extractor fan, integrated fridge-freezer, integrated oven, plumbing for white goods

Conservatory

9'8" x 9'7" (2.94m x 2.93m)

Double glazed window Throughout, tile flooring, door to garden, ceiling light

Garage

16'2" x 8'1" (4.92m x 2.46m)

Electric roller garage doors, ceiling light, laminate flooring

WC

4'1" x 3'7" (1.24m x 1.08m)

Privacy double glazed window to front, tile flooring, toilet, ceiling light, wash basin with mixer tap

Bedroom 1

12'8" x 11'7" (3.87m x 3.54m)

Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light, fitted wardrobes

En-suite

5'11" x 6'8" (1.80m x 2.02m)

Privacy double glazed window to rear, tile flooring, wall tiles, shower unit, wash basin with mixer tap, toilet, , extractor fan, heated towel rail

Bedroom 2

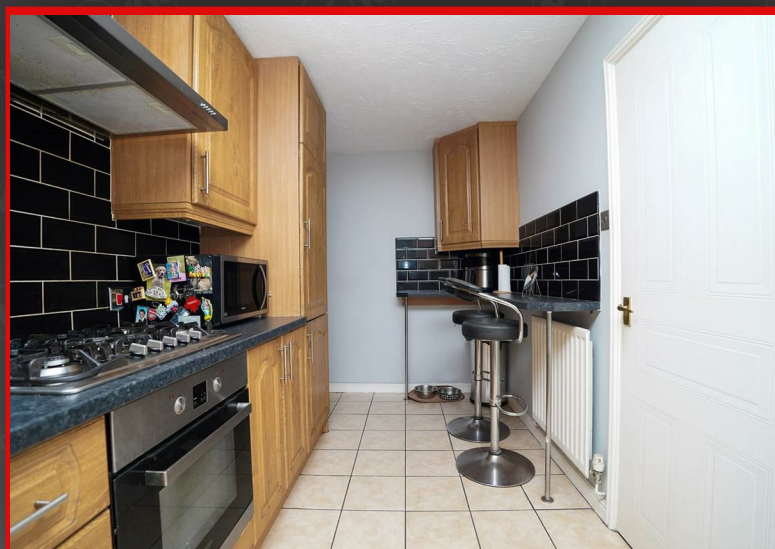
10'4" x 6'7" (3.15m x 2.00m)

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

Directions



Kingfisher Close,



Bedroom 3

10'5" x 8'0" (3.18m x 2.43m)

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

Bathroom

7'2" x 6'9" (2.19m x 2.05m)

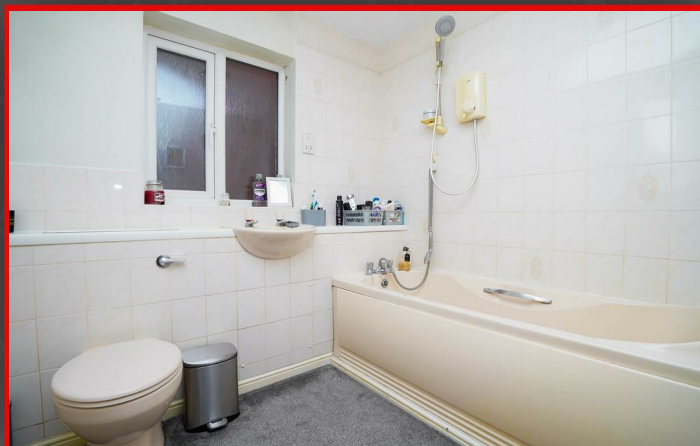
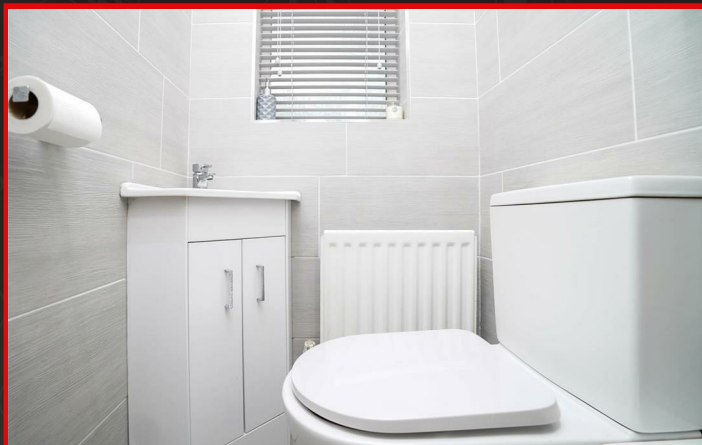
Privacy double glazed window to side, carpet flooring, bathtub with separate tabs, wall tiles, shower unit over bath, wash basin with separate taps, toilet, wall mounted radiator



Garden

Spacious garden, decking, garden slabs, privacy from rear, fence panels to boundaries, laid lawn, patio area

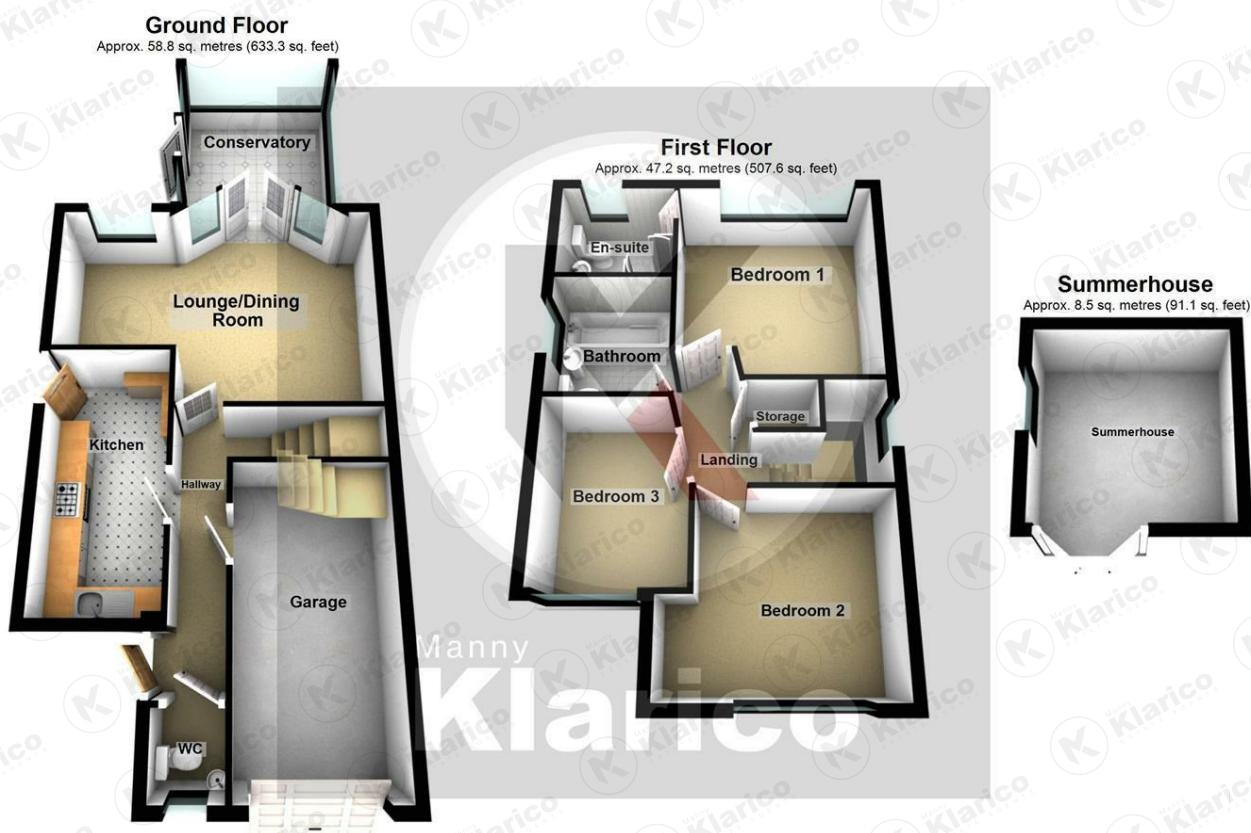
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Total area: approx. 114.5 sq. metres (1232.0 sq. feet)



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