



**11 Kesteven Close, Birmingham, B15 2UT**

**Asking Price £680,000**

Hadleigh Estate Agents are delighted to offer this stunning four bedroom home for sale. Situated in a desirable cul-de-sac, Kesteven Close is a spacious link detached residence benefiting from gas central heating and double glazing. Set back from the roadway by a tarmac driveway and lawned front garden, the house comprises, on the ground floor, reception hall and guest W.C. Spacious lounge, with views to the front and an open plan kitchen diner to the rear. On the first floor there are four bedrooms with the master having its own en-suite. Together with a spacious landing and family bathroom. At the rear of the property there is a private garden, enclosing a multi functional studio room, garage and carport to the side.

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

EPC - D

Council Tax Band - F



## Location



Kesteven Close is a private cul-de-sac, approached from Sir Harry's Road and the property is within walking distance of The Priory Tennis Club, Edgbaston Old Church, and the Priory School. Birmingham University, the Queen Elizabeth Medical Complex, King Edwards Schools, Edgbaston Cricket Ground and Edgbaston Golf Course are also nearby. Birmingham City Centre amenities are also within easy reach and can be accessed via the nearby canal tow path, regular public transport or private car.

## Entrance Hall



Obscure double glazed door with Yale keyless entry system and window to side elevation, ceiling spotlights, two gas central heating radiators and laminate flooring.

## Lounge



Double glazed window to front elevation, two gas central heating radiators, dual ceiling light points, laminate flooring and internal glazed French doors.

## Kitchen Diner



UPVC patio doors and double glazed windows to rear elevation, a range of wall and base units and two integrated ovens, one with microwaves. Partially tiled walls, 5 ring induction hob, with extractor hood, sink and drainer unit. Ceiling light points, gas central heating radiators and kitchen island. The island worktop is solid butchers block walnut and the side worktops are walnut laminate. Completing the kitchen are integrated washing machine and dishwasher.

### Guest WC



Vanity unit with partially tiled splashback, low level flush WC, glazed window to side elevation, ceiling light point, gas central heating radiator and laminate flooring.

### Garage

Front and rear access, housing boiler, electrics and lighting.

### Master Bedroom



Carpeted flooring, double glazed window to front elevation, gas central heating radiator and ceiling light point.

### En-Suite Bathroom



Tiled walls, walk in shower cubicle with mains shower. Low level flush WC, vanity unit, medicine cabinet, towel radiator and glazed window to side elevation. Ceiling spotlights and extractor fan.

### Bedroom 2



Carpeted flooring, double glazed window to rear elevation, gas central heating radiator and ceiling light point.

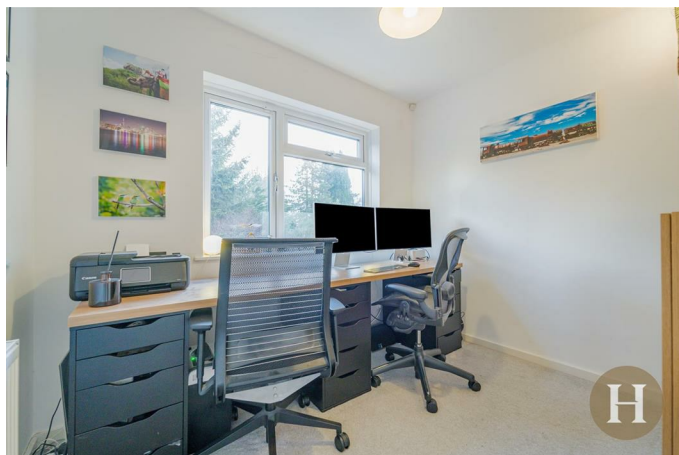
### Bedroom 3



Carpeted flooring, double glazed window to front elevation, gas central heating radiator, internal storage cupboard and ceiling light point.



## Bedroom 4



Carpeted flooring, double glazed window to rear elevation, gas central heating radiator and ceiling light point.

## Bathroom



Shower over bath, low level flush WC, vanity unit and medicine cabinet. Tiled walls and flooring, towel radiator, extractor fan and ceiling spotlights.

## Garden Studio



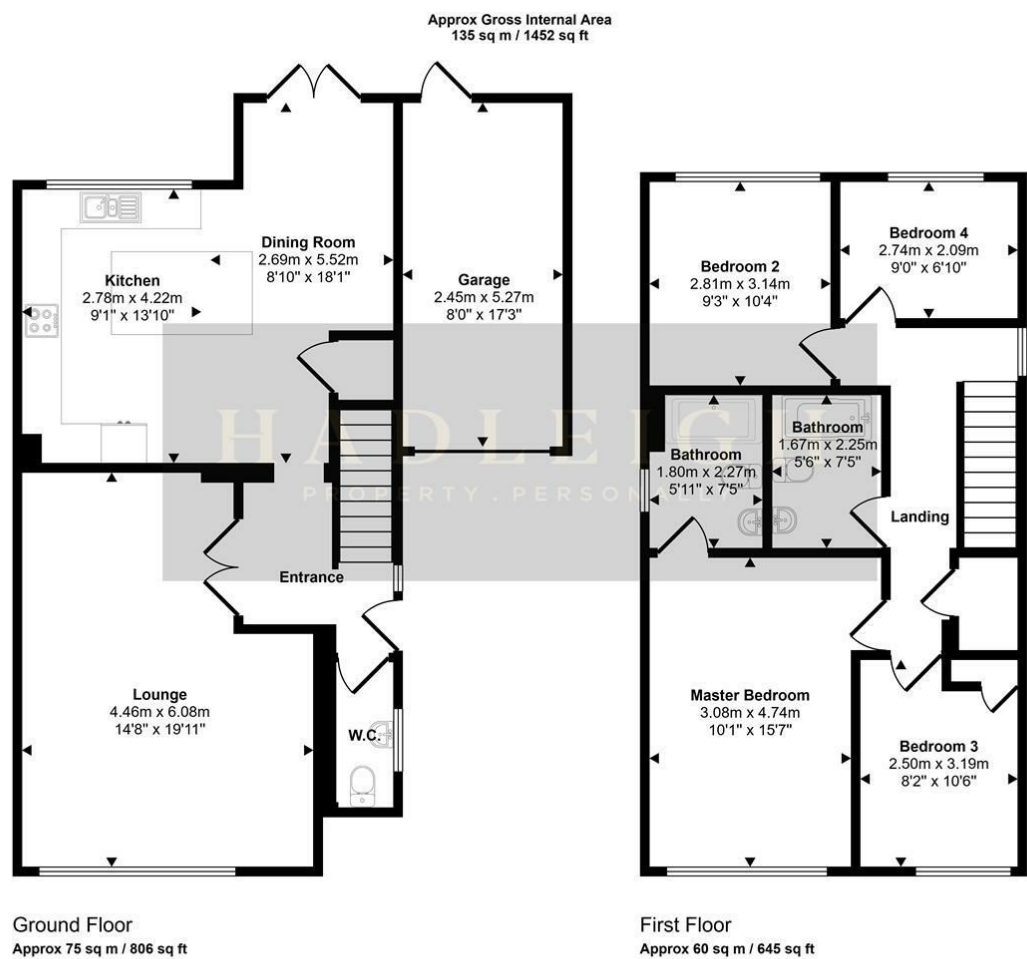
The studio has electricity, spot lights, laminate flooring along with glazed windows and doors. The studio being ideal for a gym, play room or garden office.

## Garden



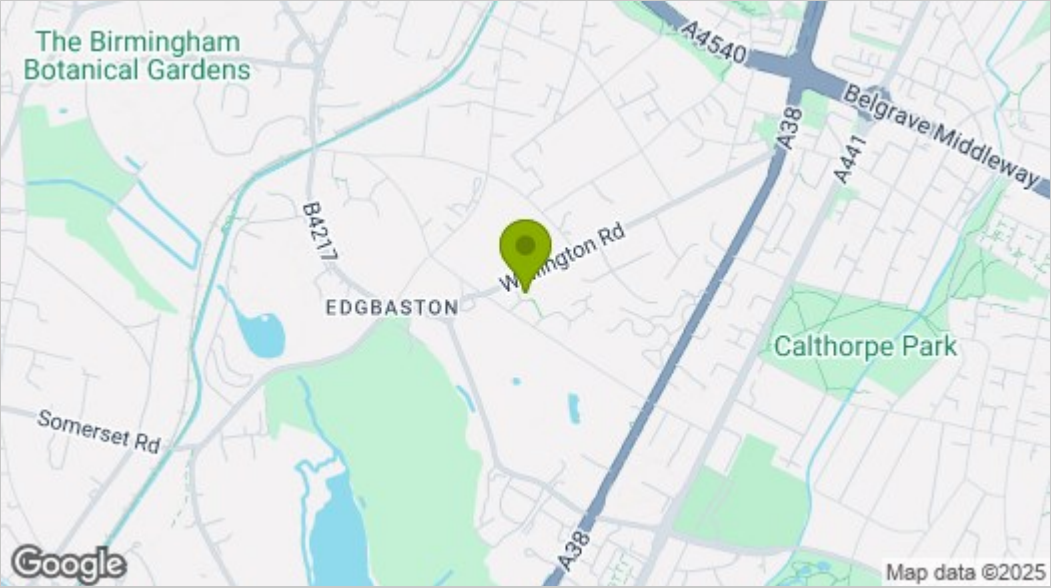
Slabbed patio area, lawn, fenced boundaries and rear studio.

Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

