

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Kestrel Avenue, Birmingham | Offers In The Region Of

**\*\* NO UPWARD CHAIN \* MID TERRACE FAMILY HOME \* THREE GOOD SIZE BEDROOMS\*  
BEAUTIFUL KITCHEN DINER WITH APPLIANCES \*\* 360 VIRTUAL TOUR AVAILABLE! \*\***

THIS IS A DECEPTIVELY SPACIOUS FAMILY HOME WHICH NEEDS TO BE VIEWED TO APPRECIATE THE SIZE & STANDARD OF ACCOMMODATION ON OFFER ...SITUATED CLOSE TO ALL LOCAL AMENITIES...

CALL FOR AN IMMEDIATE VIEWING ON 0121-783-3422 to ensure you DON'T MISS OUT!!

The property is approached via a paved and lawned front garden with accommodation comprising of . entrance hallway, THROUGH LOUNGE, BEAUTIFULLY RECENTLY RE FITTED KITCHEN WITH BUILT IN APPLIANCES and PRIVATE REAR GARDEN to the ground floor. To the first floor there are THREE GENEROUS BEDROOMS and Family SHOWER ROOM and second W.C. The property benefits from central heating and double glazing where specified.  
Energy Performance Certificate : C

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## APPROACH

Access is gained via paved and lawned front garden with double glazed front door to:

## Hallway

Double glazed window to front and side, stairs to the first floor and doors off:

## Through Lounge

18'5" x 10'6" (5.61m x 3.20m)

Double glazed windows to both front and rear, central heating radiator

## Kitchen

18'7" x 8'6" (5.66m x 2.59m)

Double glazed windows to both front and rear, fitted with a range of matching wall base and draw units, with work surface over incorporating sink and drainer with mister tap over, built in double oven, hob and extractor, dishwasher and full size fridge and full size freezer, understairs storage and door leading to rear garden.

## FIRST FLOOR

### Bedroom One

10'9" x 9'4" (3.28m x 2.84m)

Double glazed window to front and central heating radiator.

### Bedroom Two

12'7" x 8'7" (3.84m x 2.62m)

Double glazed window to front, central heating radiator and over stairs storage.

### Bedroom Three

8'9" x 7'8" (2.67m x 2.34m)

Double glazed window to rear and central heating radiator

## Shower Room

Double glazed frosted window to rear, suite comprising shower cubicle with shower, wash hand basin, low level w.c, heated towel rail, tiled walls and floor.

## Separate W.C

Double glazed frosted window to rear, low level w.c, wash hand basin and tiled walls and floor.

## OUTSIDE

### Rear Garden

Enclosed rear garden with patio area and being mainly laid to lawn.

**Approximate total area\***  
626.96 sq ft  
58.02 m<sup>2</sup>

(\*) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate and to date. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GRAFFESAO

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(11-20)		
Not energy efficient - higher running costs			
		74	87
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(11-20)		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	