

# HUNTERS®

HERE TO GET *you* THERE



Andrew Gardens

, Birmingham, B21 9PN

Offers In The Region Of £280,000



Council Tax: C

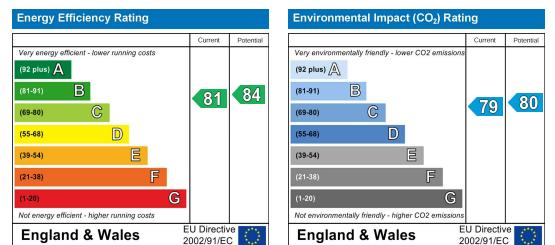
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Handsworth Office on 01215515001 if you wish to arrange a viewing appointment for this property or require further information.



Hunters are pleased to offer this well-presented three-bedroom detached home offers a fantastic opportunity for families. Having been substantially extended, the property boasts a versatile layout ideal for modern living.

Upon entering, you are welcomed into a large open-plan lounge and dining area, perfect for entertaining and everyday family life. The well-presented kitchen provides ample storage and workspace, ensuring a practical and stylish cooking environment.

Upstairs, the property features two generous bedrooms alongside a substantially extended master suite, which presents versatile options – whether as a nursery, dressing room, or walk-in wardrobe.

Externally, the low-maintenance slabbed garden offers a private and practical outdoor space. The property also benefits from an integral garage, adding further convenience.

With its prime location, spacious interior, and excellent family-friendly layout, this home is not to be missed! Contact us today to arrange a viewing.

## MATERIAL INFORMATION

**Tenure: Freehold**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.