

26 Beddall Way, Ketley TF1 5FN



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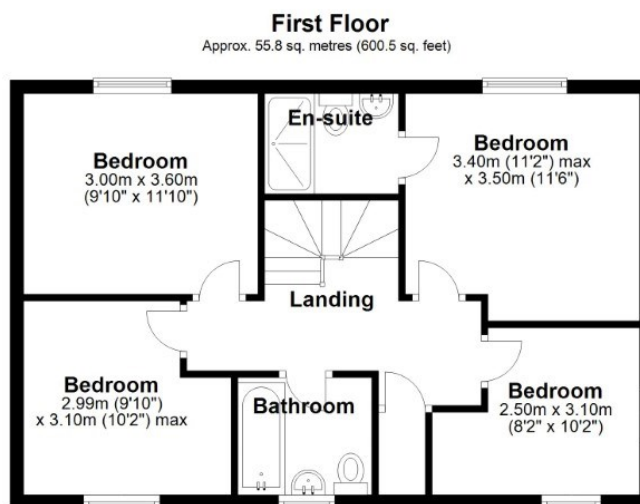
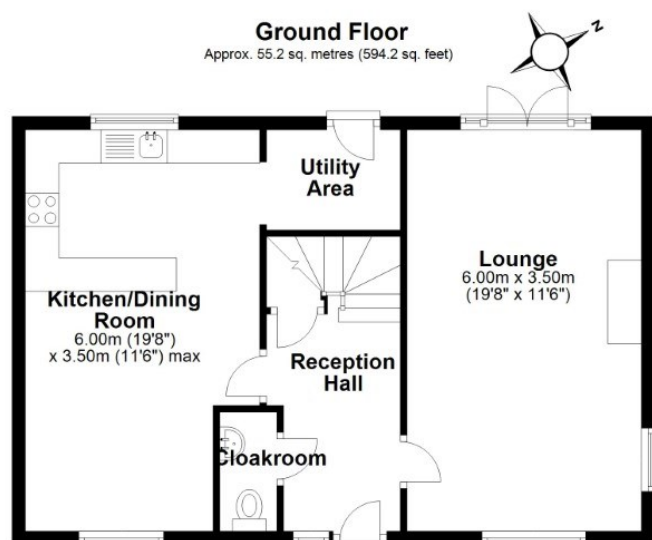
This four bedroom detached family home occupies a super position on this development. The attractively presented accommodation includes reception hallway with guest cloaks, a generous lounge with patio doors that open out onto the rear garden and a large kitchen/dining room with utility area. The first floor offers four well proportioned bedrooms with an en-suite to the main bedroom, plus a family bathroom. Low maintenance garden to the rear with useful garden storage shed and parking for two vehicles at the front of the property. There are plenty of local walks in the area and the development offers play areas/skate parks for those with young children. Schooling and amenities are nearby and motorway access just a five minute drive away.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		









Total area: approx. 111.0 sq. metres (1194.7 sq. feet)
26 BEDDALL WAY

Tenure Freehold **Council tax** Band D

Bournville Village Trust estate charges apply.

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 2nd march 2021