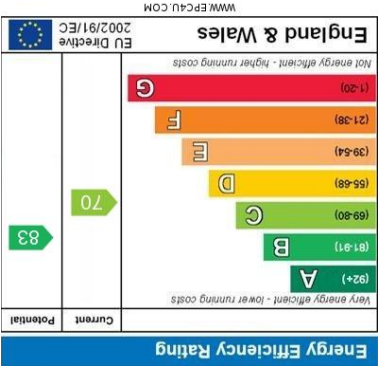


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
Therefore we recommend that you regularly monitor our website or email us for updates.
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Walmley | 0121 313 1991



- A BEUTIFULLY PRESENTED SEMI DETACHED
- ATTRACTIVE LOUNGE
- SEPARATE DINING ROOM
- MODERN RE-FITTED KITCHEN
- THREE GOOD SIZED BEDROOMS

Kingsbury Road, Erdington, Birmingham, B24 9NJ

£225,000



Property Description

IDEAL FIRST TIME PURCHASE - This immaculately presented semi detached house occupies this popular location which is conveniently situated for amenities including local schools and shops with public transport on hand and transport links providing easy access into both Birmingham City Centre, Sutton Coldfield Town Centre and motorway connections.

The accommodation which has undergone many cosmetic improvements throughout and briefly comprises:- Reception hallway, dining room, family lounge, modern comprehensively fitted kitchen, utility, re-appointed family bathroom, landing, three bedrooms - master with en-suite WC. Outside to the front the property is set back behind a driveway and to the rear is a well attractive low maintenance rear garden. **INTERNAL VIEWING OF THIS SUPERB PROPERTY IS HIGHLY RECOMMENDED.**

OUTSIDE To the front the property is set back from a driveway providing off road parking for two vehicles.

ENCLOSD PORCH Approached via opaque double glazed entrance door and matching side screens.

RECEPTION HALLWAY Approached via opaque double glazed entrance door with matching side screens, spindles staircase off to first floor accommodation, radiator, useful built-in under stairs storage cupboard and door off to dining room.

DINING ROOM 12' 3" x 10' 5" (3.73m x 3.18m) Having double glazed window to front, fitted picture rail, laminate flooring, space for dining table and chairs, radiator and archway through to lounge.

FAMILY LOUNGE 16' 3" x 11' 9" (4.95m x 3.58m) Focal point of the room is the chimney breast with fireplace with wooden surround and hearth fitted with electric fire, fitted picture rail, radiator, laminate flooring, double glazed window to rear and door leading through to kitchen.

KITCHEN 7' 10" x 7' 2" (2.39m x 2.18m) Having been refitted with a modern range of wall and base units with work top surfaces over, incorporating inset sink with chrome mixer tap with splash back surrounds, space for cooker, space for fridge/freezer, tiled floor, fitted breakfast bar, radiator, double glazed window to side and opening through to utility.

UTILITY 8' 3" x 2' 11" (2.51m x 0.89m) Having space and plumbing for washing machine with fitted work top surfaces over, wall mounted gas central heating boiler, down-lighting, double glazed opaque door giving access out to rear garden and door leading through to ground floor bathroom.



GROUND FLOOR BATHROOM Having been re-appointed with a white suite comprising p-shaped panelled bath with mixer tap with mains fed shower over and fitted shower screen, vanity wash hand basin with chrome mixer tap and cupboards beneath and low flush wc, full complimentary tiling to walls, down-lighting, chrome ladder heated towel rail and two opaque double glazed windows to rear elevation.

FIRST FLOOR LANDING Being approached via staircase from hallway passing double glazed window to side, radiator and access to loft, doors off to bedrooms.

BEDROOM ONE 9' 10" max x 12' 4" min 13' 8" max (3m x 3.76m) Having a range of fitted wardrobes, radiator, laminate flooring, double glazed window to front and concertina door leading through to en suite wc.

EN SUITE WC Having low flush wc, wash hand basin with tiled splash back surrounds, laminate flooring and double glazed window to front.

BEDROOM TWO 12' 1" x 8' 1" (3.68m x 2.46m) Having a range of built-in double wardrobes, fitted desk, radiator, double glazed window to rear.

BEDROOM THREE 8' 8" x 8' (2.64m x 2.44m) Having laminate flooring, radiator, double glazed window to rear elevation.

OUTSIDE To the rear is a well maintained enclosed rear garden with full width paved patio leading to neat lawned garden with low maintenance slate borders, further paved patio to the rear, fencing to perimeter, external lighting, cold water tap and gated access with covered storage area useful for tools and garden furniture with further gated access to front.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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