

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Kingshurst Way, Kingshurst, Birmingham, B37 6EA

£1,000 Per Month



£1,000 Per Month

Kingshurst Way, Kingshurst, Birmingham, B37 6EA

**** AVAILABLE FROM 17th JUNE 2024 ** DEPOSIT £1153 ** TWO BEDROOMS ** PARKING ****

This mid terrace property is situated in a courtyard to the front allowing off road parking within your allocated space. The property has a canopied entrance porch, entrance hallway, kitchen to the front and lounge to the rear. To the first floor there are two double bedrooms and a family bathroom. NO BILLS INCLUDED

Approach

The property is set back from Kingshurst Way in a courtyard style setting with wall borders, mature shrubbery and flower bed areas. From the communal driveway setting there is access to each property within the courtyard setting.

Front Garden/Driveway

Mature shrubbery to one side of the driveway providing off road parking, low wall to one side of the opening allowing access to:-

Entrance Porch

Canopied open porch area providing shelter from the elements with utility meters to one side, block paved flooring and a double glazed door allowing access to:-

Entrance Hallway

10'9" x 5'7" (3.28m x 1.70m)

Stairs rising to the first floor landing area with a storage cupboard below, radiator, wood effect flooring and doors to:-

Kitchen

10'8" x 6'3" (3.25m x 1.91m)

Range of wall mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Appliances built in consist of an under unit oven with a gas hob over and an extractor above. Plumbing for a washing machine, wall mounted boiler, partly tiled walls and wood effect flooring. Radiator, and a double glazed window to the front.

Lounge

14'2" x 12'6" (4.32m x 3.81m)

Double glazed French doors allowing access to the rear garden area, decorative wooden style fire surround to the wall, radiator, and wood effect flooring.

FIRST FLOOR

Landing

Storage cupboard, loft access via the hatch area, radiator and doors to:-

Bedroom One

12'7" x 8'10" (3.84m x 2.69m)

Double glazed window to the rear, and a radiator

Bedroom Two

10'4" max 9'3" min x 9'5" (3.15m max 2.82m min x 2.87m)

Two double glazed windows to the front, radiator, and a built in storage cupboard/wardrobe situated over the stairs.

Bathroom

6'0" x 5'6" (1.93m x 1.68m)

Suite comprised of a panelled bath with a mixer tap shower over, low flush WC and a pedestal wash hand basin. Tiling to the walls, tiling to the floor, extractor which is light switch activated, shaver point, and a radiator.

OUTSIDE

Rear Garden

Private rear garden with fence borders



surrounding a garden consisting of a paved patio area leading to a lawn area with decorative gravel covered flower beds to either side. Further decorative gravel and paved areas to the rear of the garden area.

FURTHER INFORMATION

Council Tax band B

Service Charge for maintenance of communal areas £30.12 pcm

