

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

254 Chester Road, Castle Bromwich, B36 0JE
0121 748 7272
castlebromwich@primeestatesuk.com



Kington Gardens, Birmingham | Offers Over £190,000

**** NO UPWARD CHAIN ** THREE BEDROOMS ** END TERRACE PROPERTY ****

This end-terrace property has been maintained to a good standard and has been recently been re-decorated throughout. The property offers a PRIVATE FRONT GARDEN area, entrance hallway, lounge to the front with a bow window and doors allowing access to the kitchen/dining room to the rear of the property. To the first floor there is a generous landing area with storage and THREE BEDROOMS (two doubles and one single) with a modern bathroom also to the landing area. Energy Efficiency Rating:- C

www.primeestatesuk.com

**** NO UPWARD CHAIN ** THREE BEDROOMS ** END TERRACE PROPERTY ****

This end-terrace property has been maintained to a good standard and has been recently been re-decorated throughout. The property offers a PRIVATE FRONT GARDEN area, entrance hallway, lounge to the front with a bow window and doors allowing access to the kitchen/dining room to the rear of the property. To the first floor there is a generous landing area with storage and THREE BEDROOMS (two doubles and one single) with a modern bathroom also to the landing area. Energy Efficiency Rating:- C

Approach

The property is approached via the public footpath leading to the private garden with an access gate from the public footpath.

Front Garden

Fence perimeters surrounding a garden laid mainly to lawn with flower bed borders and a paved pathway leading to the double glazed door with a lantern style outside light to the side. The door allows access to:-

Entrance Hallway

Stairs rising to the first floor landing area, radiator, storage cupboard housing the utility meters and a door to:-

Lounge

14'11" x 12'10" max 10'5" min (4.55m x 3.91m max 3.18m min)

Double glazed bow window to the front, radiator, decorative coving finish to the ceiling and a marble effect fireplace with a decorative flame effect electric fire inset. Partly glazed double doors to the rear leading to:-

Kitchen/Dining Room

16'1" x 11'4" (4.90m x 3.45m)

Range of wall mounted and floor standing base units with a work surface over extending to create a divide with the dining area, and also housing the stainless steel effect sink and drainer unit with a mixer tap over. Stainless steel and glass glazed extractor over the cooker area, plumbing for a washing machine, partly tiled walls, tile effect flooring. Under stairs storage cupboard, radiator, double glazed window to the rear and a set of double glazed French doors to the rear allowing access to the rear garden area with matching height double glazed windows to either side

FIRST FLOOR

Landing

Loft access via the hatch area with a pull down ladder leading to a partly boarded and insulated loft space with the benefit of a light. Storage cupboard housing the boiler, decorative coving finish to the ceiling area and doors to:-

Bedroom One

14'9" x 8'9" (4.50m x 2.67m)

Double glazed window to the front, radiator and a decorative coving finish to the ceiling area.

Bedroom Two

12'1" x 8'9" (3.68m x 2.67m)

Double glazed window to the rear, radiator, decorative coving finish to the ceiling area and a built in storage cupboard just behind the entrance door.

Bedroom Three

9'10" x 7'2" (3.00m x 2.18m)

Double glazed window to the front, radiator, decorative coving finish to the ceiling and a built in storage cupboard situated over the bulkhead of the stair case.

Bathroom

7' x 6'3" (2.13m x 1.91m)

White suite comprised of a panelled bath with an ornate mixer shower attachment, and a further electric shower over and shower screen to the side. Low flush WC, and a wash hand basin inset to a vanity unit providing storage below. Radiator, tile effect flooring, tiling to the walls with a decorative dado effect tile inset, and a double glazed window to the rear. Panelling to the the ceiling with a ceiling light inset and extractor fan incorporated.

OUTSIDE

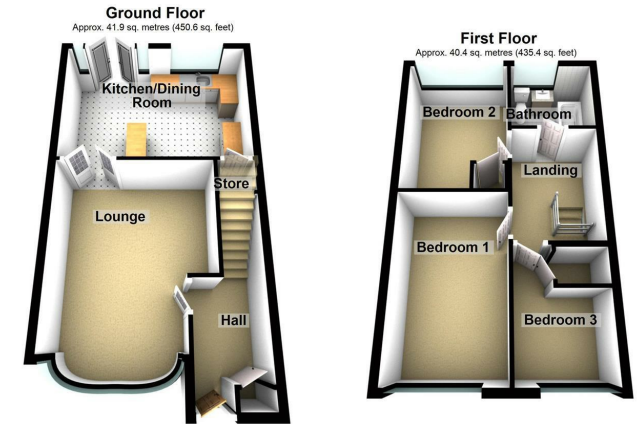
Rear Garden

Paved patio area leading to a garden laid mainly to lawn with stepping stones inset. Fence borders with an access gate allowing access to a communal secure walkway area, brick built storage shed, a further timber shed to the rear of the garden and an outside tap to the properties outer wall.

FURTHER INFORMATION

We believe this may be a Stubbings Non-Standard Build

Boiler installed January 2024
Cavity Wall Insulation



Total area: approx. 82.3 sq. metres (886.0 sq. feet)
This plan is for illustration only and may not be representative of the property. Plan not to scale.
*Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
73	86
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	