



91 Laburnum Avenue, Kingshurst, B37 6AN

£185,000

Mid terrace property in the popular location of Kingshurst. In brief the property comprises entrance hallway, lounge, kitchen, two bedrooms, shower room, separate wc, front and rear garden. The property also benefits from Double glazing, central heating (both where specified) and NO CHAIN.

Approach

Lawned fore garden with path leading to entrance front door.



Entrance Hallway

Ceiling light point, radiator, stairs rising to first floor accommodation and double glazed window and door to fore.



Lounge

11'02" x 15'02" (3.40m x 4.62m)

Dual aspect double glazed windows, ceiling light point and radiator.



Kitchen

11'02" x 9'00" (3.40m x 2.74m)

Having a range of matching wall, base and drawer units, space for cooker and white goods, extractor hood, sink with mixer tap, storage cupboard housing boiler, double glazed window and door to rear.



Landing

Double glazed window to rear and ceiling light point.

Bedroom One

10'11" plus recess x 12'00" (3.33m plus recess x 3.66m)

Double glazed window to fore, ceiling light point and radiator.



Bedroom Two

9'02" plus recess x 11'01" max (2.79m plus recess x 3.38m max)

Double glazed window to fore, ceiling light point and radiator.

Shower Room
Double glazed window to rear, shower cubicle with shower over, wash hand basin, radiator, ceiling light point and cupboard housing hot water tank.



Separate WC

Double glazed window to rear, ceiling light point and low level wc.



Rear Garden

Paved patio area, dwarf wall, brick built tool store, mainly laid to lawn and enclosed to boundaries.



Further Information

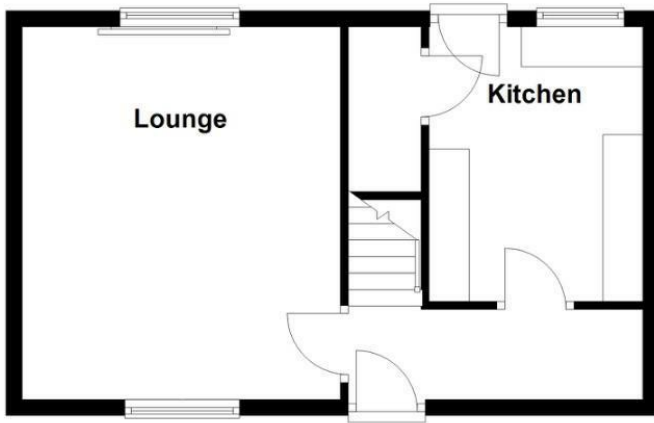
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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - B
EPC Rating - D

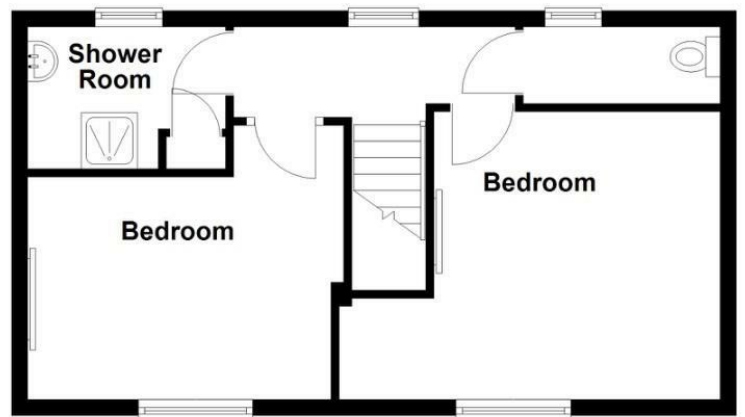
Ground Floor

Approx. 36.0 sq. metres (387.8 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



Total area: approx. 76.2 sq. metres (820.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
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		
	62	79
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

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