

for sale

offers over **£160,000** Leasehold



## Chirton Grove Birmingham B14 6TJ

- Energy Rating: C
- Heart of Kings Heath
- Two spacious bedrooms
- Ideal for first-time buyers
- Private garden



# Property Details

## Entrance Hall

Door to side, storage on left, doors leading to

## Lounge 14' 10" x 12' 7" max ( 4.52m x 3.84m max )

Double glazed windows to front, wall mounted radiator

## Kitchen 10' 7" x 7' 8" ( 3.23m x 2.34m )

Range of wall and base units, single drainer sink, gas hob and oven, door to garden at rear, double glazed window to side.

## Bedroom One 11' 10" x 9' 5" max ( 3.61m x 2.87m max )

Double glazed window to front, wall mounted radiator, storage cupboard

## Bedroom Two 10' 1" x 9' 11" ( 3.07m x 3.02m )

Double glazed window to rear, wall mounted radiator.

## Shower Room

Double glazed window to rear, wall mounted radiator, low level W.C, sink with vanity unit, shower cubicle.

## Rear Garden

Half patio, half lawn, side gate to front of property.







To view this property please contact Connells on

**T 0121 443 3357**  
**E [kingsheath@connells.co.uk](mailto:kingsheath@connells.co.uk)**

93 High Street Kings Heath  
BIRMINGHAM B14 7BW

Property Ref: KTH310421 - 0005

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 200.00

Ground Rent: 5.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Apr 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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