

for sale

£140,000 Freehold



Kings Road Kingstanding Birmingham B44 0SD

Set a few miles North of Birmingham City Centre this property is a fantastic purchase for an investor/property developer. The property has absolutely fantastic transport links and has Kingstanding Circle nearby with many amenities to offer. There is parking with the three bedroom house but no chain.

Residential Sales & Lettings | Mortgage Services |
Conveyancing | Surveyors | Land & New Homes



Property Details

Agents Note

Please note that the current EPC rating is F, this means that any investor looking to purchase with Buy To Let Mortgage, shall be unable to do so.

Frontage

Tarmac driveway for two vehicles and a declined pathway leading to the door from the public footpath.

Entrance Hall

Main front door, stairs to first floor, and doors leading to the both receptions.

Lounge 13' 11" max x 12' 4" into recess (4.24m max x 3.76m into recess)

Window to the rear, under stairs storage cupboard housing gas & elec meters, and doors leading into the entrance hall and kitchen.

Dining Room 13' 6" into bay x 11' 11" into recesses (4.11m into bay x 3.63m into recesses)

Original sash bay front window, wall lights and a door leading into the hallway.

Kitchen 9' 1" x 6' 1" max (2.77m x 1.85m max)

Window to the side and rear, and a door leading out into the rear garden, sink & drainer with Hot & Cold taps, space & plumbing for washing machine, wall and base units with surfaces over, door into the lounge and a storage cupboard, and an electrical cooker point.

First Floor Landing

Doors leading into the bedrooms and family bathroom, and stairs leading down into the entrance hall.



Master Bedroom 13' 1" max x 9' 5" max (3.99m max x 2.87m max)

Window to the rear, and an original feature fire place.

Bedroom Two 13' max x 9' 5" max (3.96m max x 2.87m max)

Window to the front, original feature fireplace.

Bedroom Three 8' 11" x 7' 6" (2.72m x 2.29m)

Window to the front.

Family Bathroom

Obscure original sash window to the rear, high level wc, ceramic pedestal wash hand basin, storage cupboard housing the immersion heat and a fitted panel bath with a fitted electric shower over.

Rear Garden

Concrete & Slabbed patio opening up to a large lawn of which holds a standard wooden shed. To the borders are a mixture of hedges, mature trees and panel fencing.

** Disclaimer **

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the Grant of Probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may no be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.



To view this property please contact Connells on

T 0121 357 6877
E greatbarr@connells.co.uk

907 Walsall Road Great Barr
BIRMINGHAM B42 1TN

Tenure: Freehold

EPC Rating: F

Property Ref: GBR310767 - 0006

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.