



Connells

Kirkwood Avenue
BIRMINGHAM



Property Description

Connells are delighted to present this hugely improved two double bedroom house offered to the market at £95,000 for 50% share. The property boasts off-road parking for several vehicles and is located on a quiet cul-de-sac with convenient access to Chester Road Train Station. The ground floor offers storage porch to the front and entrance vestibule with access into the Living Room and through to the Kitchen. The kitchen has undergone a recent refurb and provides direct access to the private garden. The first floor is home to two generous double bedrooms plus modern shower room and loft access. This is an excellent opportunity to acquire a spacious house at 50% share. Please note the monthly rent and service charge is £186.86. Accessed via the front door the property comprises:

Storage Porch

With external door this storage area is ideal for bins and bikes etc and benefits from having electrical power

Entrance Vestibule

With UPVC double glazed door to the side and entrance into the Living Room

Living Room

11' 8" MAX x 14' 6" MAX (3.56m MAX x 4.42m MAX)

With open staircase to first floor, radiator, feature electric fireplace, double glazed window to the front and door through to the kitchen

Kitchen

8' 5" MAX x 11' 9" TO UNITS (2.57m MAX x 3.58m TO UNITS)

Modern refitted kitchen with a range of wall and base units with worktops over, breakfast bar area, stainless steel sink and drainer with mixer tap, electric oven, gas hob with cooker-hood over, space and plumbing for both washing machine and dishwasher, space for freestanding fridge-freezer, radiator, double glazed window to the rear and UPVC door to the garden

First Floor Landing

With stairs from the ground floor, loft hatch and doors to:

Bedroom One

8' 6" x 11' 8" (2.59m x 3.56m)

With sliding door into the room from the landing, radiator and double glazed window to the rear overlooking the garden

Bedroom Two

8' 5" x 7' 8" TO WARDROBE (2.57m x 2.34m TO WARDROBE)

With fitted wardrobes, radiator and double glazed window to the front

Shower Room

Fully tiled suite comprising corner shower cubicle, wash hand basin, low level WC, heated towel rail style radiator and extractor fan

Outside

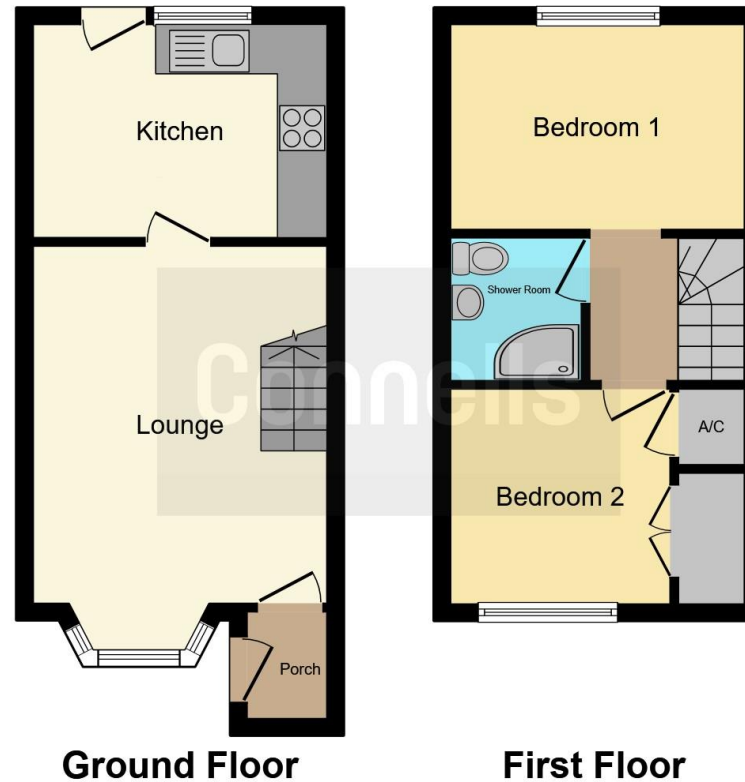
To the front is a paved walkway to the front door and laid to lawn.

To the rear is a fully enclosed garden with laid to lawn and patio areas, outside tap, external power and gate providing access to the allocated parking.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO310460

This is a Leasehold property with details as follows; Term of Lease 189 years from 10 Dec 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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