









welcome to

Kirkstone Crescent, Birmingham

STEEL & CONCRETE BUILTKITCHEN DINER***UTILITY AREA***LOCAL AMENITIES***TRANSPORT LINKS***HAMSTEAD TRAIN STATION NEARBY***

Agent NoteThe Council Tax Band is A.

Lounge

12' 2" into recess x 13' 9" (3.71m into recess x 4.19m) Double glazed window, radiator and gas fire.

Kitchen Diner

8' 7" x 20' 10" (2.62m x 6.35m) Wall and base units, double glazed window to the rear and radiator.

Landing

Loft access and double glazed window.

Bedroom One

12' 2" into recess x 10' 2" to wardrobes (3.71m into recess x 3.10m to wardrobes) Double glazed window to front and radiator.

Bedroom Two

8' 6" into recess x 13' 6" (2.59m into recess x 4.11m) Double glazed window to rear, radiator and built in storage cupboard.

Bedroom Three

9' 1" inc stair box x 8' 6" (2.77m inc stair box x 2.59m) Double glazed window to front and radiator.













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- NON STANDARD CONSTRUCTION
- STEEL & CONCRETE BUILT
- KITCHEN DINER
- **GOOD SIZED REAR GARDEN**
- UTILITY AREA

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£190,000

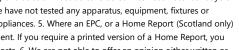


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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Property Ref: GRB112157 - 0002 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 is 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 quidance 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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