



Rivington Crescent, Kingstanding
Birmingham, B44 0PL

Offers Over £175,000

Kingstanding

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This extended, two bedroom terraced has the benefit of a first floor bathroom as well as a lovely conservatory and is ideal for First Time Buyers.

Set behind a block paved frontage (kerb not dropped), the property is accessed via an entrance hall with stairs off and a door leads to the lounge with a bay window to the front, understairs storage cupboard and feature exposed brick chimney breast and fire recess with attractive log burner. The enlarged kitchen has some fitted units, built in oven, hob and extractor, spaces for a washing machine and fridge, breakfast bar whilst two windows and a door lead out to the lovely conservatory with windows and a door out to the garden.

On the first floor there are two bedrooms, the master is a particularly spacious double with a window to the front, over stairs storage cupboard and has potential to split into two rooms, whilst the second bedroom is also a good size double with a window to the rear and large fitted wardrobes. The modern bathroom has a bath as well as a separate shower cubicle, part wall tiling and a window to the rear.

Outside the patio offers ample space for garden furniture with steps up to the garden, there is a shared side entry and this double glazed and centrally heated home must be viewed to appreciate all that is on offer.





Property Specification

EXTENDED MID TERRACED
BLOCK PAVED FRONTAGE (KERB NOT DROPPED)
TWO BEDROOMS
SPACIOUS KITCHEN
LARGE FIRST FLOOR BATHROOM

Lounge
4.73m (15'6") into bay x 3.66m (12') max

Kitchen
4.63m (15'2") x 2.82m (9'3")

Conservatory
3.92m (12'11") x 3.28m (10'9")

Bedroom 1
5.24m (17'2") x 3.30m (10'10")

Bedroom 2
3.93m (12'11") x 2.87m (9'5")

Shower Room
2.90m (9'6") x 2.28m (7'6")



Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 25th June 2024

Viewer's Note:

Services connected: Gas/Electric/Water/Drainage

Council tax band: A

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

New
Instruction
Awaiting
E.P.C.

Map Location

