



Tottenham Crescent, Kingstanding  
Birmingham, B44 0ST

£190,000



# Kingstanding

£190,000



Offered with no upward chain, this recently decorated three bedroom terraced family home is ideal for First Time Buyers as well as buy to let investors and is located on this popular road within easy reach of the shops and leisure facilities in New Oscott.

Set behind a slabbed driveway, the property is accessed via a porch leading to the entrance hall with stairs off and a door to the lounge which has a feature fireplace and understairs storage cupboard. The fitted kitchen has a range of units with a built in oven and hob, there is a door to the bathroom, whilst a window and door provide access to the large conservatory offering a variety of uses with windows and double doors to the garden. The bathroom has a white suite with a shower over the bath, wall tiling and a window to the conservatory. On the first floor there are three bedrooms, the master is a double with two windows to the front and an over stairs storage cupboard, the second bedroom is a double with a window to the rear whilst the third bedroom is an excellent size and has a window to the rear.

Outside the rear garden has a slabbed area leading to the lawn, there is a shared side entry and this double glazed and centrally heated home must be viewed.







## Property Specification

NO UPWARD CHAIN  
THREE BEDROOMS  
TERRACED  
RECENTLY DECORATED  
IDEAL FOR FIRST TIME BUYERS

**Lounge**  
4.29m (14'1") x 3.42m (11'3")

**Kitchen**  
2.93m (9'7") x 2.82m (9'3")

**Bathroom**  
2.82m (9'3") x 1.60m (5'3")

**Conservatory**  
3.69m (12'1") x 2.80m (9'2")

**Bedroom 1**  
5.26m (17'3") x 3.30m (10'10")

**Bedroom 2**  
3.90m (12'9") x 2.91m (9'7")

**Bedroom 3**  
2.92m (9'7") x 2.27m (7'5")

### 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: 10<sup>th</sup> September 2024

### Viewer's Note:

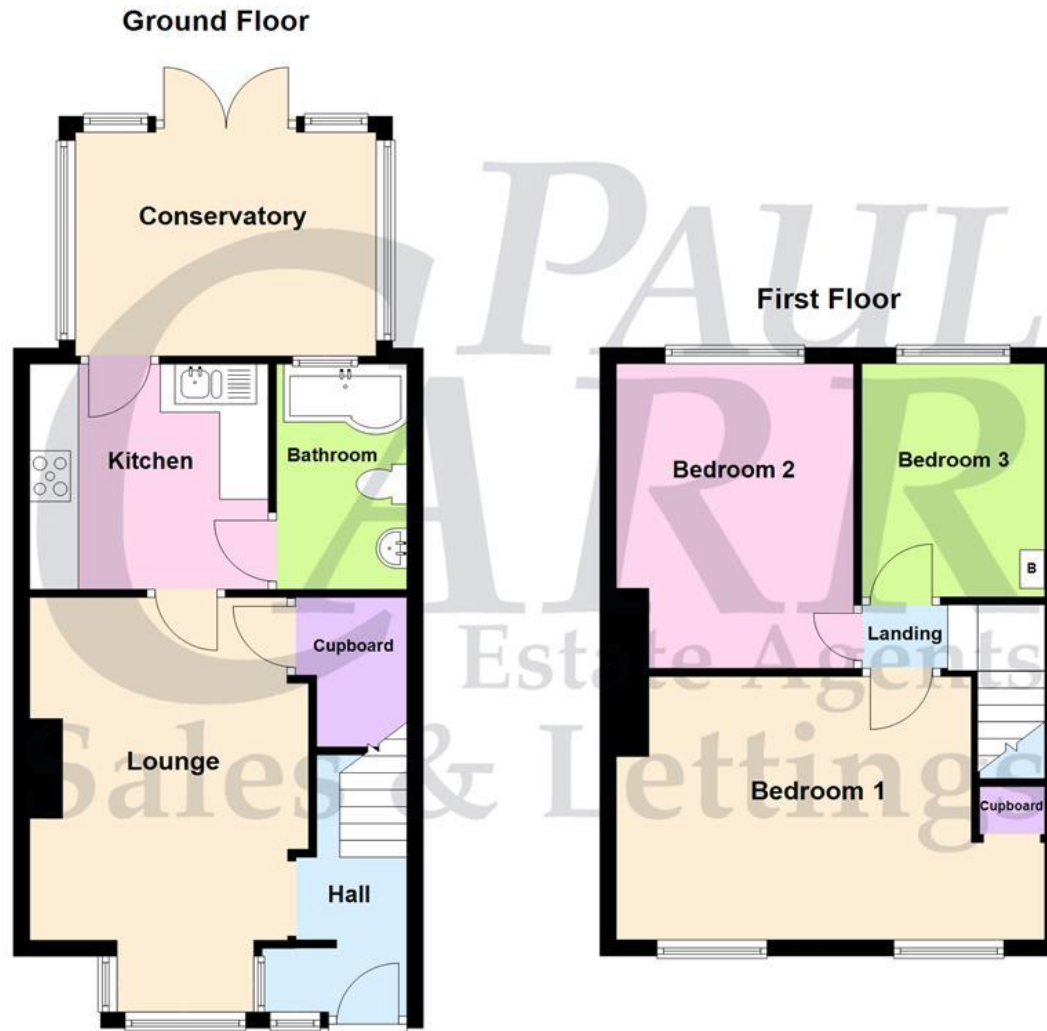
Services connected: Gas Electric Water Drainage

Council tax band: B

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

