



Bexley Road, Kingstanding
Birmingham, B44 0AE

Offers Over £170,000

Kingstanding

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A three-bedroom terraced family home, ideal for First Time Buyers as well as buy to let investors and offers excellent scope to improve further.

Set behind a driveway, the property is accessed via a porch with a door to the entrance hall with stairs off and access to the lounge with a bay window to the front and a useful understairs storage cupboard. The kitchen has some fitted units with spaces for a cooker, washing machine and fridge freezer, there is a window and door to the garden whilst a door leads to the bathroom which has a white suite and a window to the rear.

On the first floor there are three bedrooms, the master is a particularly spacious double with two windows to the front and an over stairs storage cupboard, the second bedroom is also a double with a window to the rear whilst the third bedroom is an excellent size with a window to the rear.

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





Property Specification

THREE BEDROOMS
TERRACED FAMILY HOME
IDEAL FOR FIRST TIME BUYERS
GREAT FOR BUY TO LET INVESTORS
EXCELLENT SCOPE TO IMPROVE

Lounge
5.09m (16'8") into bay x 3.72m (12'2") max

Kitchen
2.84m (9'4") x 2.78m (9'1")

Bathroom
2.86m (9'5") x 1.72m (5'8")

Bedroom 1
5.25m (17'3") max x 3.29m (10'10")

Bedroom 2
3.90m (12'9") x 2.89m (9'6")

Bedroom 3
2.91m (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: 24th October 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

