



Esher Road, Kingstanding  
Birmingham, B44 9QJ

**Offers Over £140,000**



# Kingstanding

Offers Over £140,000



Offered with no upward chain, this spacious two bedroom first floor maisonette is perfect for First Time Buyers as well as a Buy to Let investment and is situated in this cul de sac, close to the border of Sutton Coldfield and enjoys stunning open views to the rear.

Benefitting from a long lease, the property is accessed via a shared path with a front door opening into the entrance hall with stairs off to the first floor landing leading to all rooms. The spacious kitchen is well fitted and has a comprehensive range of units with built in oven and hob, spaces for a washing machine and fridge whilst windows to the side and rear allow in plenty of light and make the most of the very special view. The lounge is a good size and has a fireplace, useful storage cupboard off and a window to the front. The main bedroom is a particularly well proportioned double and has two windows enjoying the view to the rear, whilst bedroom two is also a double and has a window to the front. The bathroom has a feeling of luxury with a freestanding roll top bath, wall tiling and a window to the rear.

Outside there is a large, private and enclosed rear garden which also enjoys those delightful open views and viewing is essential of this double glazed home which also benefits from central heating and is ready to move straight into.







### 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: 26th March 2025

## Property Specification

NO UPWARD CHAIN  
TWO BEDROOMS  
FIRST FLOOR MAISONETTE  
ENCLOSED REAR GARDEN  
PERFECT FOR FIRST TIME BUYERS  
AND BUY TO LET INVESTERS

**Kitchen**  
3.85m (12'8") x 2.40m (7'11")

**Lounge**  
3.77m (12'5") x 3.56m (11'8")

**Bathroom**  
2.69m (8'10") x 2.39m (7'10")

**Bedroom 1**  
4.67m (15'4") x 2.69m (8'10")

**Bedroom 2**  
3.78m (12'5") max x 3.03m (9'11")

### Viewer's Note:

Services connected: Gas Electric Water Drainage

Council tax band: A

Tenure: Leasehold 125 Years from 25<sup>th</sup> March 2002  
Approximately 102 Years remaining

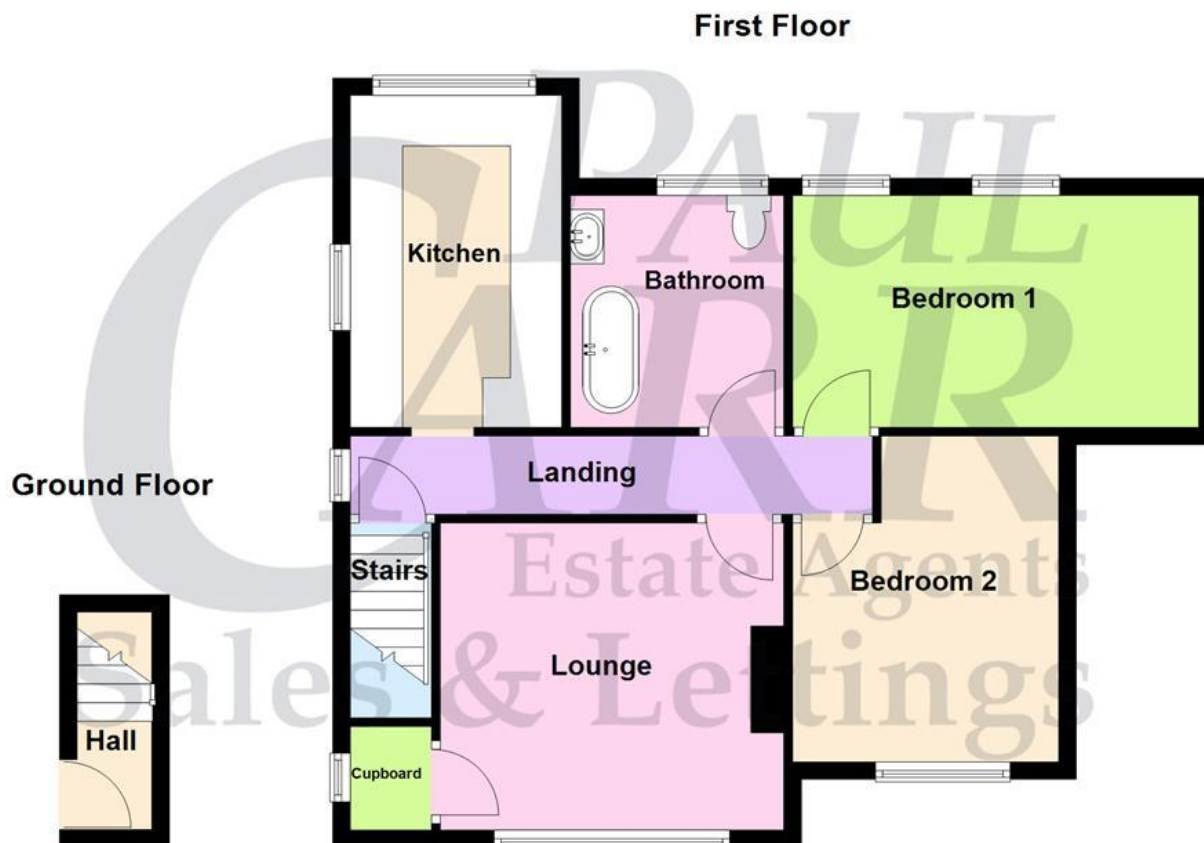
Ground Rent: £38.90 Per Annum

Service Charge: £235.37 Per Annum

Other Charges: NO DOGS ALLOWED  
CATS AND OTHER PETS ARE ALLOWED

# 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             |         |           |
| 69-80 | C             | 76 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location

