



Oundle Road, Kingstanding
Birmingham, B44 8ER

Offers Over £175,000

Kingstanding

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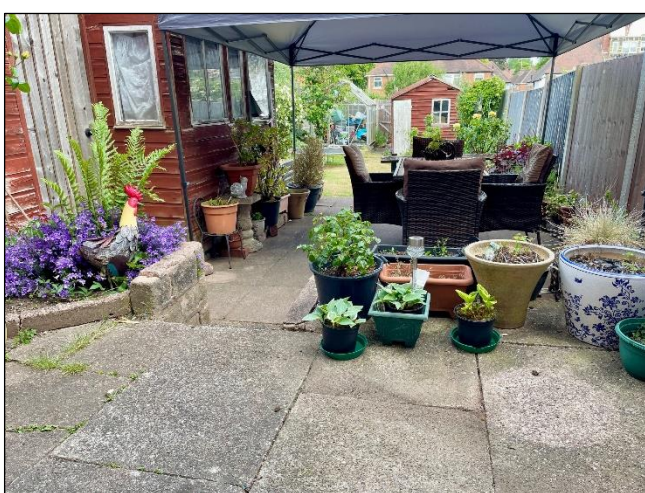


Ideal for First Time Buyers this two bedroom end terraced is located in this popular position close to the shops and cafes on Hawthorn Road and just a short walk from Burford Road playing fields.

Set behind a front garden the property is accessed via a path which leads to the porch which opens into the reception hall with stairs off. The lounge has a bay window to the front and a door leads to the dining room with a window to the rear and an opening allows access to the kitchen which could be knocked through to make a lovely open plan dining kitchen (subject to any regulations required). The kitchen has some fitted units with a built in oven and hob, space for a washing machine, useful understairs cupboard with a single glazed window to the side, there is a window to the rear and a door to the side. On the first floor there are two bedrooms, the master is a good size double with two windows to the front whilst the second bedroom is also a double with a window to the rear. The modern bathroom has a white suite with a shower over the bath, attractive wall panelling and a window to the rear.

Outside there is a patio area providing space for garden furniture and leads to the lawn with flower beds, there is an outside WC, a rear right of way and this double glazed and centrally heated home must be viewed.





Property Specification

IDEAL FOR FIRST TIME BUYERS
TWO BEDROOMS
END TERRACED
POPULAR LOCATION
MODERN BATHROOM

Lounge
3.67m (12') x 3.34m (10'11")

Dining Room
3.34m (10'11") x 2.83m (9'3")

Kitchen
3.34m (10'11") x 1.64m (5'4")

Pantry
1.11m (3'8") x 0.85m (2'10")

Bedroom 1
4.67m (15'4") x 3.32m (10'11")

Bedroom 2
3.35m (11') x 2.67m (8'9")

Bathroom
2.32m (7'7") x 1.81m (5'11")

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: 20th May 2025

Viewer's Note:

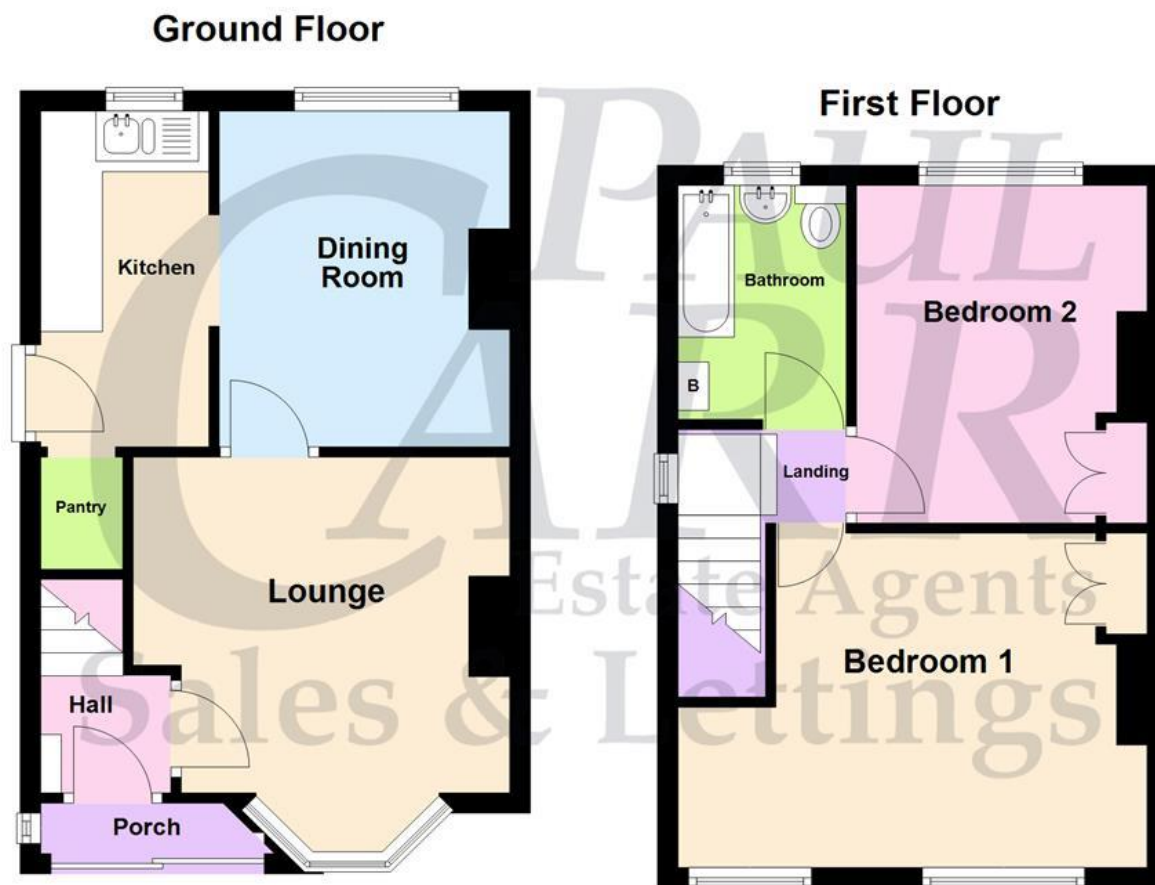
Services connected: Gas Electric Water Drainage

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

