



Aylesbury Crescent, Kingstanding
Birmingham, B44 0DY

Offers Over £190,000

Kingstanding

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Offered with no upward chain, this larger style three bedroom end terraced is ideal for First Time Buyers as well as a buy to let investor and is accessed via a pedestrian walkway with steps down to the front door.

The reception hall has an understairs storage cupboard, window to the side and a useful downstairs WC which has a wash basin and a window to the front. The dining room has a bay window to the front whilst the lounge has a window to the rear and could be knocked through to the kitchen (subject to regs) to make a lovely open plan family kitchen. There is a range of units with spaces for a cooker, washing machine and fridge freezer, there is a window to the side and a window and door lead out to the garden.

On the first floor the landing has a single glazed window to the side and there are three bedrooms, the master is a good size double with a window to the rear and a fitted wardrobe, the second bedroom is also a double with a window to the front and a fitted wardrobe whilst the third bedroom is an excellent size and has a window to the rear and a cupboard housing the central heating boiler. The bathroom has a white suite with a shower over the bath, part wall tiling and a window to the front.

Outside there is a patio area suitable for garden furniture leading to the lawn, there is a gated side entrance and this centrally heated and majority double glazed home must be viewed.





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: 30th August 2025

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Property Specification

NO UPWARD CHAIN
 THREE BEDROOMS
 END TERRACED
 IDEAL FOR FIRST TIME BUYERS
 GREAT FOR BUY TO LET INVESTORS

Reception Hall
 3.48m (11'5") x 1.86m (6'1")

Lounge
 4.26m (14') into bay x 3.26m (10'8")

Dining Room
 4.57m (15') x 3.26m (10'8")

Kitchen
 4.00m (13'1") x 1.81m (5'11")

WC
 1.86m (6'1") x 0.84m (2'9")

Bedroom 1
 4.53m (14'10") x 2.84m (9'4")

Bedroom 2
 3.43m (11'3") x 2.84m (9'4")

Bedroom 3
 3.44m (11'3") x 2.32m (7'7")

Bathroom
 2.35m (7'8") max x 2.31m (7'7") max

Viewer's Note:

Services connected: Gas Electric Water Drainage

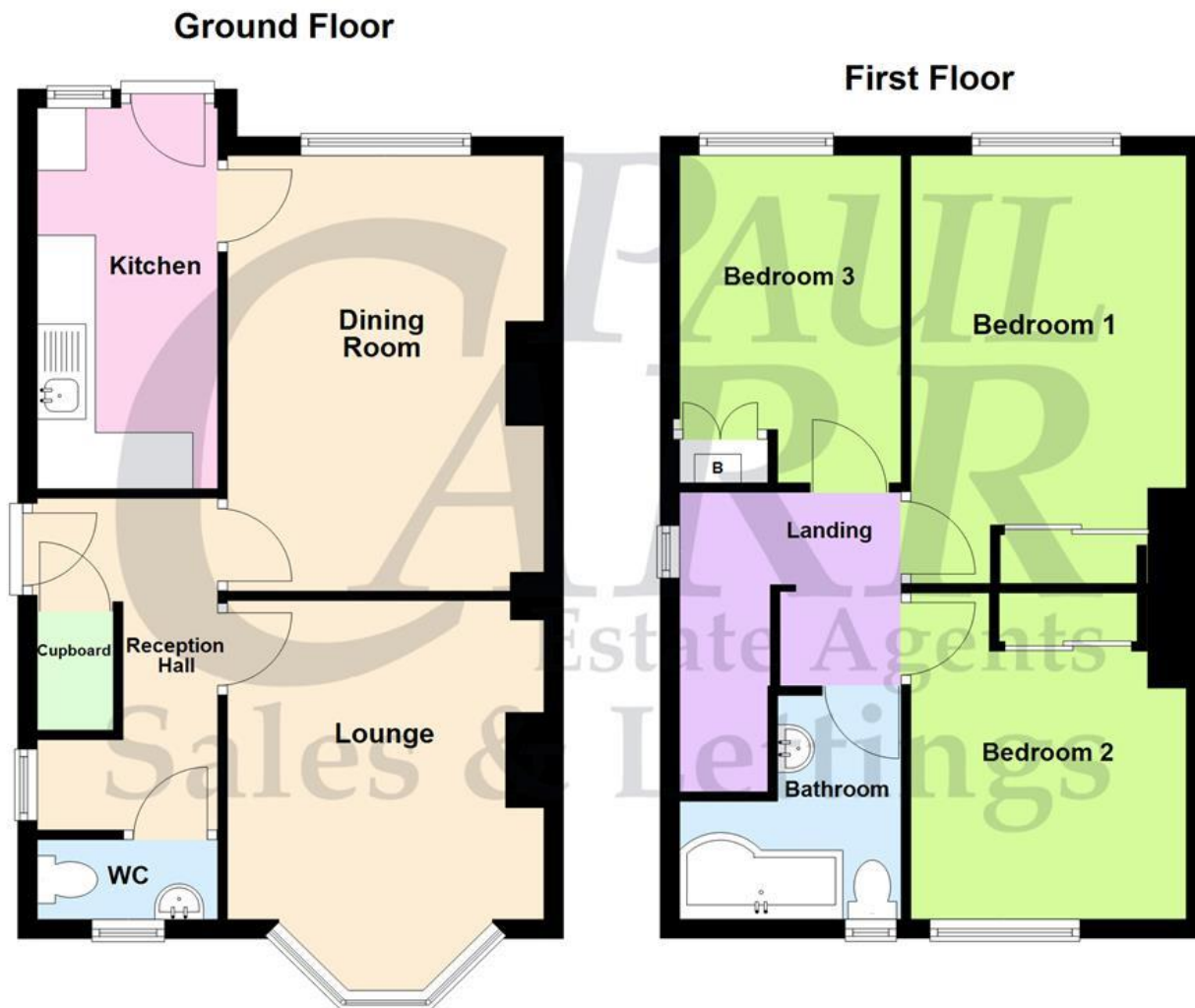
Council tax band: B

Tenure: Freehold

The property has been underpinned to the front left-hand corner in 2015

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		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

