



Milburn Road, Kingstanding
Birmingham, B44 0UX

Offers Over £180,000

Kingstanding

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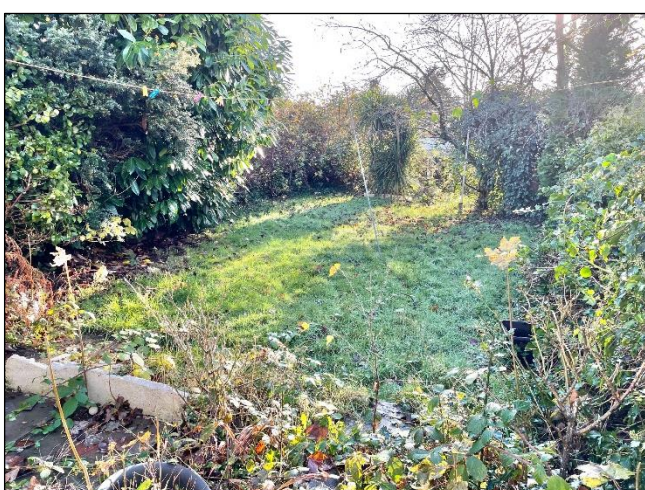
Offered with no upward chain, this three bedroom traditional semi detached offers excellent scope to improve and is located in this popular cul de sac, close to the border of Sutton Coldfield.

Set behind a front garden, the property is accessed via a reception hall with stairs off, single glazed window to the front and a double glazed window to the side and doors lead to the kitchen as well as the through lounge / dining room which has a bay window to the front and a half bay window to the rear with patio doors to the garden. The kitchen has been extended and has some fitted units, window to the rear and door to the garden.

On the first floor there are three bedrooms, the master is a double with a bay window to the front and fitted wardrobes to one wall, the second bedroom is also a double with a half bay window to the rear whilst the third bedroom is a single with a bay window to the front. The bathroom has a white suite with a bath, wash basin, WC, wall tiling, cupboard housing the central heating boiler and a window to the rear.

Outside the rear garden has space for patio furniture and leads to the lawn, there are ample mature shrubs, a rear right of way and this majority double glazed and centrally heated home must be viewed.





Property Specification

NO UPWARD CHAIN
THREE BEDROOMS
TRADITIONAL SEMI DETACHED
EXCELLENT SCOPE TO IMPROVE
FREEHOLD ON COMPLETION

Lounge
4.11m (13'6") into bay x 3.05m (10')

Dining Room
3.52m (11'7") max x 3.05m (10')

Kitchen
4.31m (14'2") max x 1.73m (5'8")

Bedroom 1
4.18m (13'8") into bay x 3.03m (9'11")

Bedroom 2
3.52m (11'7") x 3.05m (10')

Bedroom 3
2.67m (8'9") into bay x 1.76m (5'9")

Bathroom
2.06m (6'9") x 1.72m (5'8") max

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:

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.

Viewer's Note:

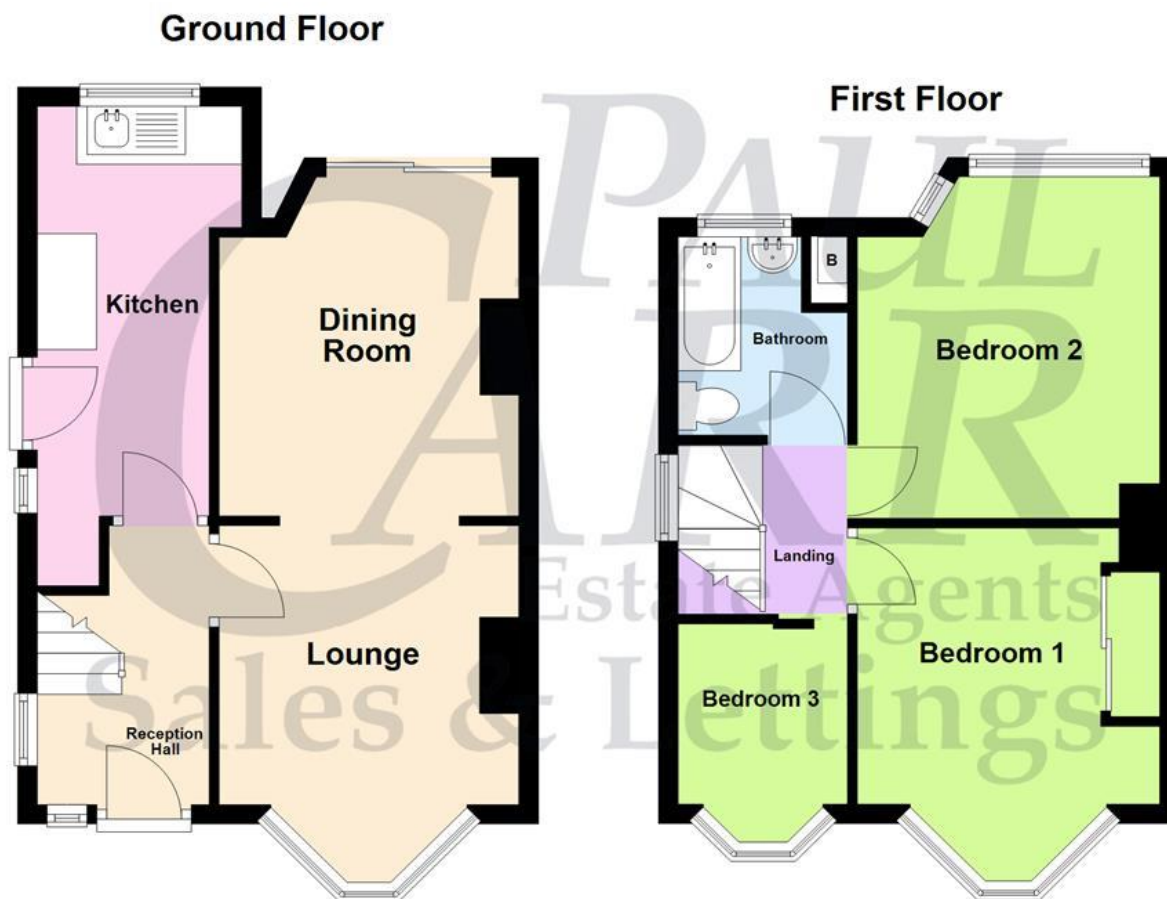
Services connected: Gas Electric Water Drainage

Council tax band: B

Tenure: Freehold on completion

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
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

