

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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Kington Way, Birmingham | Offers Over £140,000

**** FIRST FLOOR MAISONETTE ** TWO GENEROUS BEDROOMS ** EXTENDED LEASE ** NO UPWARD CHAIN!! ****

THIS IS A SPACIOUS FIRST FLOOR MAISONETTE WHICH IS PERFECT TO TAKE A STEP ONTO THE PROPERTY LADDER OR FOR INVESTMENT PURPOSES!!

The property is situated in a cul-de-sac location but close to all local amenities and transport links... this will not be available for long!!

Accessed via pathway leading to, entrance door, the property accommodation briefly comprises of:- entrance hallway, LOUNGE/DINING AREA, KITCHEN, TWO GENEROUS BEDROOMS and shower room. Outside rear garden and there is a separate EN-BLOC GARAGE.

The property benefits from central heating and double glazing, where specified and is offered with NO UPWARD CHAIN!!

Energy Rating - AWAITING

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Approach

Access is gained via pathway leading to front door with stairs to:

Landing

Loft access (with pull down ladder) central heating radiator and doors off:

Lounge / Diner

19'11 x 10'10 (6.07m x 3.30m)

Double glazed window to front and central heating radiator.

Kitchen

12'10 max x 7'3 (3.91m max x 2.21m)

Double glazed window to side, fitted with

a range of wall base and drawer units with work surface over incorporating stainless steel sink and drawer with mixer tap over.

Bedroom

12'6 x 11'4 (3.81m x 3.45m)

Double glazed window to front, central heating radiator and fitted wardrobes

Bedroom

10'9 (max) x 11'2 (3.28m (max) x 3.40m)

Double glazed window to rear and central heating radiator

Shower Room

Double glazed frosted window, walk in shower with low level w.c, wash hand basin and central heating radiator.

OUTSIDE

Rear Garden

With patio area and lawned area

Garage in Block

ADDITIONAL INFORMATION

The property is leasehold with approx 139 year left on the lease - we have been informformed that there is no ground rent and no service charge -

