



Kington Gardens, Birmingham

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Property Description

Burchell Edwards are delighted to bring to market this three-bedroom end of terrace property with a one-bedroom self-contained annex, situated in the B37 area of Birmingham.

Sat on a corner plot, this impressive home boasts; an entrance porch, lounge, large kitchen diner, three bedrooms, a wet room, enclosed private rear garden with a summer house, an outdoor utility and a brick built shed.

This home would make an ideal purchase for growing families, the one-bedroom self-contained annex that in brief comprises an entrance porch, open living space/ kitchen area, shower room, and a double bedroom.

Upon arrival you will discover ample off-road parking by way of a private driveway. To the rear you will find an enclosed rear garden with a lawn area and summer house. The internal is very spacious and carries beautiful natural light throughout.

Located in the popular location of Chelmsley wood, near many shops, amenities, and great transport links such as Marston Green Train Station only within a mile, that offers an easy commute into Birmingham or Solihull Town Centres, as well as other popular destinations.

With the additional benefits of double glazing where specified, we would recommend an early viewing to be essential, not only to appreciate the space and accommodation available, but also because we are anticipating high viewing interest, so this may not be available for long.

Entrance Porch

Vinyl flooring and cupboard housing meters.

Lounge

16' 4" max into recess x 16' 2" max into recess (4.98m max into recess x 4.93m max into recess)
Double glazed window to front elevation, doors to kitchen, two central heating radiators, marble fire place with electric fire, carpet and stairs to first floor accommodation.

Kitchen/ Diner

11' 9" max into recess x 16' 2" (3.58m max into recess x 4.93m)

Two double glazed windows and French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, central heating radiator, under stairs storage cupboard, part carpet and part vinyl flooring.

Landing

Loft access via hatch, central heating radiator, carpet and cupboard housing central heating boiler.

Bedroom One

14' 3" x 8' 8" (4.34m x 2.64m)

Double glazed window to front elevation, central heating radiator and carpet.

Bedroom Two

10' 3" plus wardrobe x 8' 8" (3.12m plus wardrobe x 2.64m)

Double glazed window to rear elevation, fitted wardrobes with mirrored sliding doors, central heating radiator, carpet and storage cupboard.

Bedroom Three

9' 9" max into recess x 7' 2" (2.97m max into recess x 2.18m)

Double glazed window to front elevation, central heating radiator, carpet and built in wardrobe.

Wet Room

Double glazed window to rear elevation, W.C, wash hand basin, wall mounted electric shower, extractor, central heating radiator and non slip flooring.

Annex

Open Plan Living Area

17' 9" x 15' 6" (5.41m x 4.72m)

L shaped room. Double glazed window to front elevation, na range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob with extractor hood, integrated oven, integrated fridge freezer, space and plumbing for washing machine, spotlights and electric radiator.

Bedroom

8' 6" x 10' 4" (2.59m x 3.15m)

Double glazed window to side elevation, electric radiator and carpet.

Shower Room

Shower cubicle, W.C, wash hand basin, extractor and carpet.

Porch

Carpet.

Front Garden

Driveway providing off road parking and lawned area.

Rear Garden

Lawned area, patio area, brick built storage shed, summer house, gated side access and fencing to all boundaries.

Utility Area

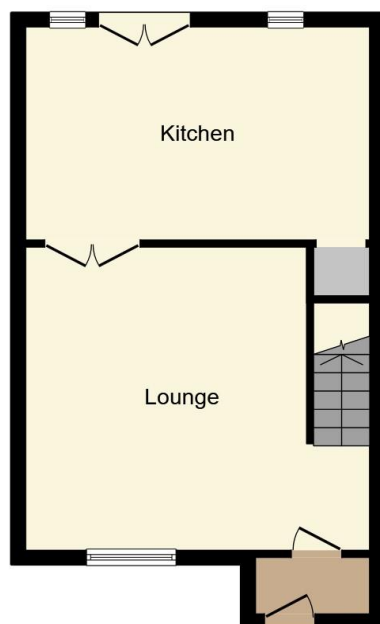
9' 9" x 6' 2" (2.97m x 1.88m)

Window to side elevation, fire door, space and plumbing for washing machine.

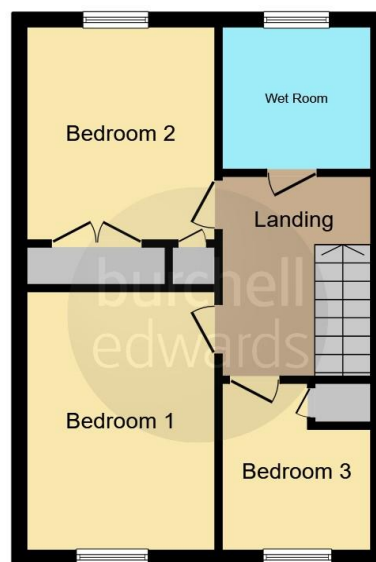








Ground Floor



First Floor



Annex

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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Property Ref: CBW210487 - 0003