



Kingshurst Way, Birmingham

burchell  
edwards

Kingshurst Way, Birmingham, B37 6JQ

for sale offers over  
**£180,000**



### Property Description

Burchell Edwards are delighted to bring to market this well presented two bedroom semi-detached home situated in the Fordbridge area of Birmingham (B37).

The property in brief comprises an entrance porch, lounge, fitted kitchen diner, utility area, two double bedrooms and a family bathroom.

Upon arrival you will discover that the property offers ample off-road parking for multiple vehicles, a garage/store space as well as a front graveled foregarden and a low maintenance private garden to the rear. Superbly located amongst many amenities including local shops, eateries and is just a stones-throw away from Babbs Mill Nature Reserve.

Making an ideal purchase for first-time buyers or couples alike, this wonderful home is ready to move straight in to as it requires no work.

Providing easy access to destinations such as Birmingham City Centre and Birmingham Airport, where commuters will be well aided with great transport links.

We recommend that a viewing is essential in order to appreciate the space and accommodation available. We anticipate high viewing interest and assume this won't be round for long!

### Entrance Porch

Carpet flooring.

### Lounge

Double glazed window to front elevation, electric heater, laminate flooring, central heating radiator and stairs to first floor accommodation.

### Kitchen/ Diner

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven and grill five ring gas ho with extractor hood, tiled flooring, tiling to splash prone areas, central heating radiator, central heating boiler housed.

### Utility Area

Tiled flooring, space and plumbing for washing machine.

## Landing

Loft access via hatch, carpet.

## Bedroom One

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

## Bedroom Two

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

## Bathroom

Double glazed window to side elevation, W.C, wash hand basin, bath with shower over, heated towel rail, tiling to walls and vinyl flooring.

## Front Garden

Tarmac driveway providing off road parking, gravel foregarden and access to garage at side.

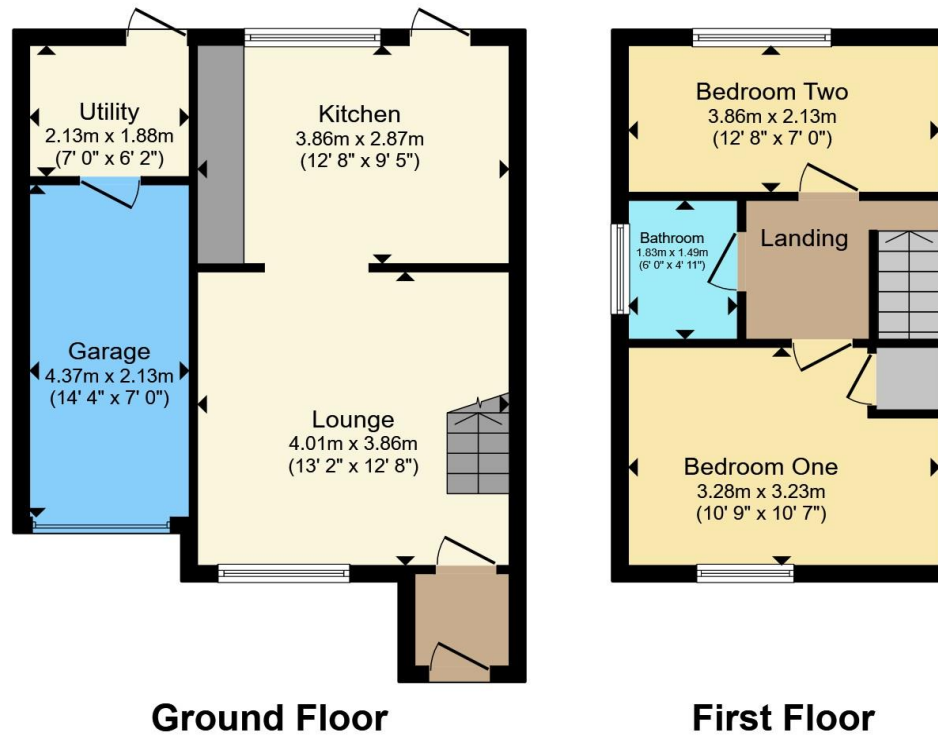
## Rear Garden

Block paved patio, rasied lawned area, rasied decking area, planters and outside tap.









Total floor area 69.8 m<sup>2</sup> (751 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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