



Kenilworth Road, Birmingham

Kenilworth Road, Birmingham, B20 3HQ

for sale offers in excess of
£250,000



Property Description

A spacious three-bedroom end of terrace residence offering well-balanced accommodation and character features throughout. The property includes two generous reception rooms-both with bay windows and feature fireplaces-a fitted kitchen with space for appliances, A rear lobby provides garden access and additional storage.

Upstairs comprises three good-sized bedrooms, with bedroom one offering dual aspect windows and ample natural light. Bedroom two includes built-in storage, while bedroom three houses the airing cupboard and overlooks the side elevation.

Outside, the home enjoys enclosed gardens to the front and side, and a well-established rear garden with patio. A rear garage is also included, with pedestrian gate access to the front. Further benefits include gas central heating and UPVC double glazing throughout.

Reception Lobby

Part glazed entrance door, wall light point, stairs to first floor, doors off to both reception rooms.

Lounge

13' 1" into bay x 12' 8" max (3.99m into bay x 3.86m max)
UPVC double glazed square bay window to side elevation, double central heating radiator with individual thermostat, coved cornices, ceiling rose with light point, fitted "Living Flame" gas fire with feature tiled surround.

Dining Room

14' 9" into bay x 12' 3" max (4.50m into bay x 3.73m max)
UPVC double glazed square bay window to front elevation, further UPVC double glazed window to side elevation, electric meter, coved cornices, ceiling rose with light point, double central heating radiator with individual thermostat, fitted "Living Flame" gas fire with feature brick surround, understairs storage cupboard, door to:

Utility

7' 2" x 13' (2.18m x 3.96m)
UPVC double glazed square bay window to front elevation, further UPVC double glazed window to side elevation, central heating radiator with individual thermostat.

Kitchen

11' x 7' 5" (3.35m x 2.26m)
Stainless steel double drainer sink unit with cupboards and drawers under, roll top work surface, strip light, coved cornices, plumbing for automatic washing machine, wall mounted, UPVC double glazed window to front elevation.

Bathroom

White suite comprising panelled bath, shower cubicle with fitted shower unit and curtain rail, pedestal wash hand basin, low flush WC, two ceiling light points, part tiled walls, double central heating radiator, tiled floor, UPVC double glazed frosted window to front elevation.

Bedroom One

12' 8" Max x 11' 2" (3.86m Max x 3.40m)

UPVC double glazed windows to front and side elevations, ceiling light point, double central heating radiator with individual thermostat, coved cornices

Bedroom Two

12' 4" max x 9' 9" (3.76m max x 2.97m)

UPVC double glazed window to front elevation, central heating radiator with individual thermostat, ceiling light point, built in storage cupboard.

Bedroom Three

11' 2" x 7' 7" max (3.40m x 2.31m max)

UPVC double glazed window to side elevation, airing cupboard housing lagged hot water cylinder, ceiling light point, double central heating radiator with individual thermostat.

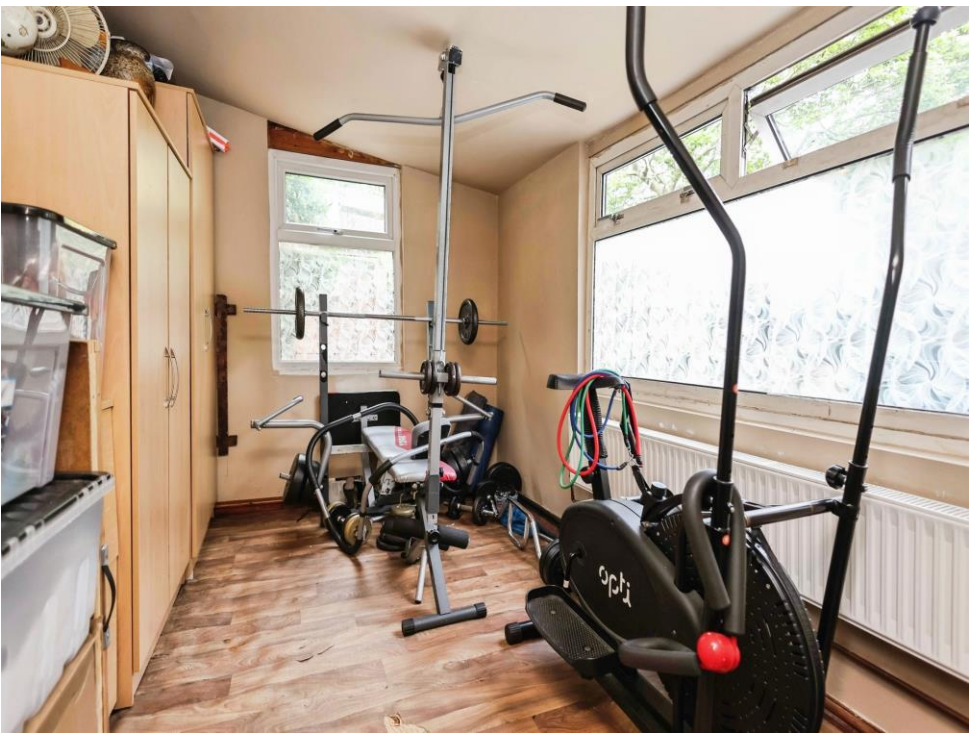
Upstairs W.C

W.C, wash hand basin and heated towel rail.

Rear Garden

Enclosed rear garden with paved patio area, well stocked flower and shrub beds, variety of bushes and trees, wall light point, cold water tap, timber fencing and walled surround, pathway to wooden REAR GARAGE, gate for pedestrian front access.









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EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

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