



Kingsbury Road, Erdington, Birmingham

burchell
edwards

Kingsbury Road, Erdington, Birmingham, B24 9NJ

for sale offers in excess of
£280,000



Property Description

The accommodation which comprises:- reception hallway, through lounge/dining room, fitted kitchen, ground floor bathroom, landing, three bedrooms. Outside to the front the property is set back behind a driveway and to the rear is an enclosed rear garden. The property is offered with no upward chain

Reception Hall

Approached by an opaque glazed reception doorway with matching side screens with staircase flowing off to first floor accommodation with useful under stairs storage, radiator and door leading through to through lounge/dining room.

Dining Room

11' 11" x 10' 2" (3.63m x 3.10m)
Having chimney breast with gas fire, radiator and double glazed window to front elevation and opening way leading to lounge area.

Lounge

16' 6" x 11' 8" (5.03m x 3.56m)
Having chimney breast, media wall, surround sound, spot lights, radiator, double glazed window to rear and glazed through to kitchen.

Kitchen

17' 6" x 8' 4" (5.33m x 2.54m)
Having a range of wall and base units with work top surfaces over, incorporating inset stainless steel sink unit with chrome mixer tap, with tiled splash back surrounds, space for cooker, double glazed door giving access to rear garden, double glazed window to side, radiator, door through to inner lobby with doors off to bathroom and utility room.

Downstairs Bathroom

Being fully tiled having white suite comprising panelled bath with mains fed shower over, wash hand basin, low flush WC, radiator and opaque double glazed window to side elevation.

Landing

Approached by a stair case passing opaque double glazed window to side, loft access and doors off to bedrooms

Bedroom One

15' 1" max x 12' 1" (4.60m max x 3.68m)
With two double glazed windows to front, carpeted and central heating radiator.

Bedroom Two

12' x 6' 10" (3.66m x 2.08m)
With double glazed windows to rear, carpeted and central heated radiator.

Bedroom Three

8' 11" x 5' (2.72m x 1.52m)
With double glazed window to rear, carpeted and central heating radiator

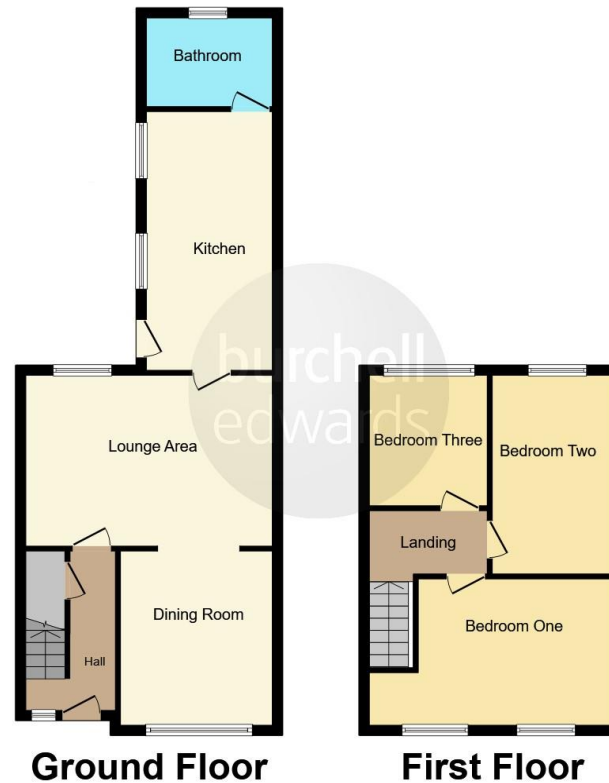
Outside To Rear

Enclosed good sized rear garden with paved patio and pathway leading to neat lawned garden with fencing to perimeter and gated access to front









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

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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