



Kinwarton Close, BIRMINGHAM

burchell
edwards



Property Description

BEAUTIFULLY PRESENTED!! This lovely TWO bedroom end terrace property is in a very good location tucked away in a quiet corner of SOUTH YARDLEY. This property offers ample room and ready to move into. There is scope for further development (STPP) to accommodate larger families. This is just perfect for a FIRST TIME BUYER or INVESTOR looking to get on the ladder! Close to local transport routes and shops this will not be around long! CALL US NOW BEFORE IT'S TOO LATE! 0121 742 1725!

Entrance Hallway

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

Lounge

13' 8" x 11' 9" (4.17m x 3.58m)

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

Kitchen

11' 8" x 8' 9" (3.56m x 2.67m)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space for appliances, central heating radiator and central heating boiler housed.



Landing

Loft access via hatch.

Bedroom One

11' 8" x 11' 1" (3.56m x 3.38m)

Two double glazed windows to front elevation and central heating radiator.

Bedroom Two

10' 9" x 6' 2" (3.28m x 1.88m)

Double glazed window to rear elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath, electric shower and central heating radiator.

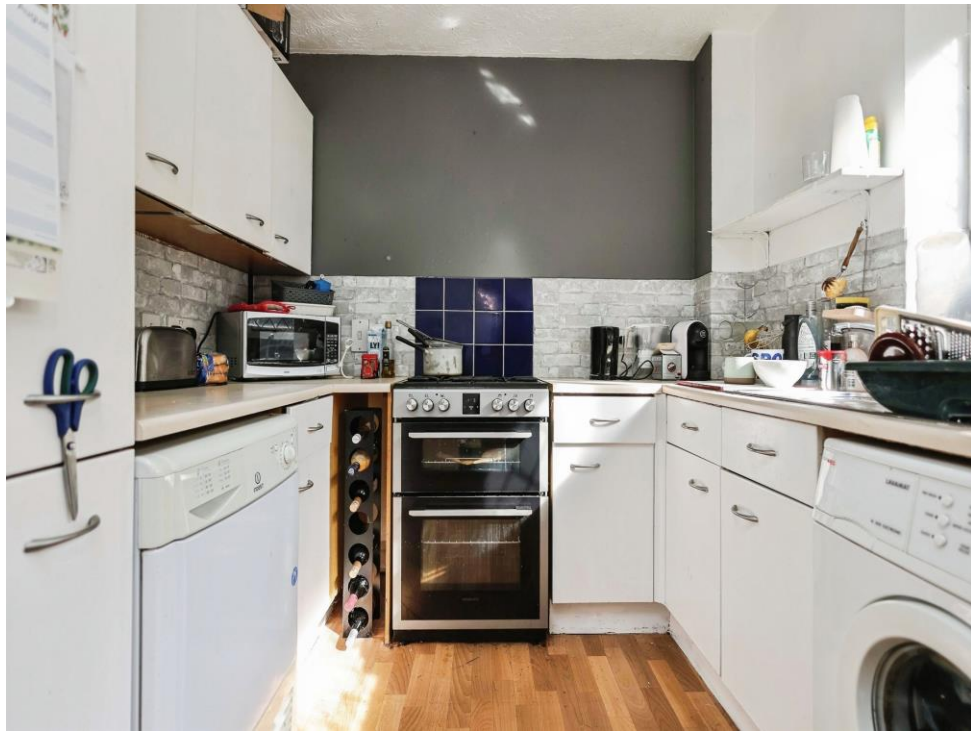
Rear Garden

Enclosed landscaped rear garden.

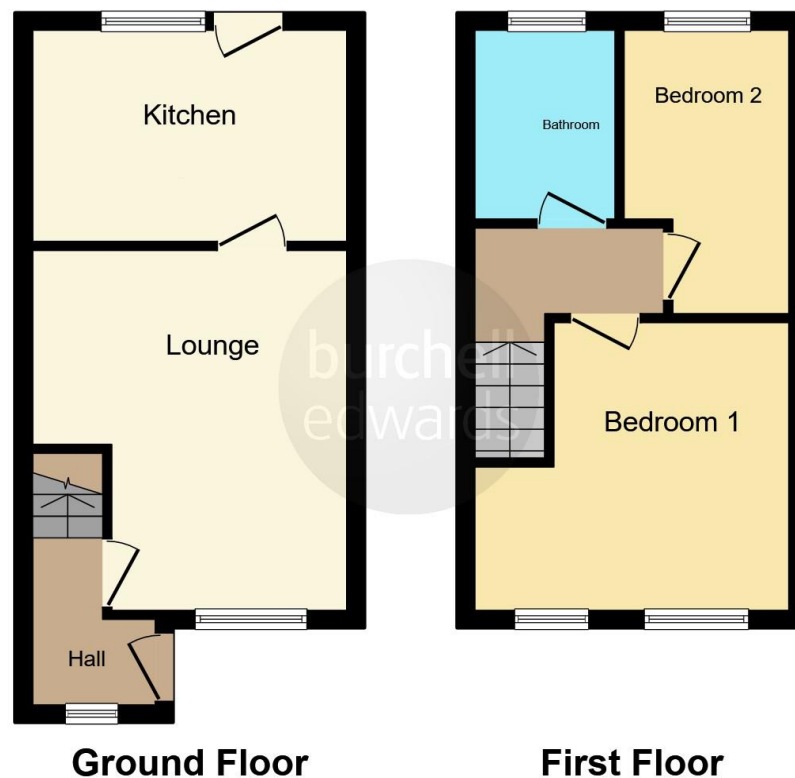
Parking

Allocated parking space.









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

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL211005



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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