



**Kitchener Road, Selly Park BIRMINGHAM B29 7QE**

**welcome to**

## **Kitchener Road, Selly Park BIRMINGHAM**

\*\*\*\* EXCELLENT LOCATION \*\*\* CLOSE TO UNIVERSITY OF BIRMINGHAM \*\*\* THREE - BEDROOMS \*\*\* PERFECT FIRST TIME BUY \*\*\* INVESTMENT OPPORTUNITY \*\*\* TWO RECEPTION ROOMS \*\*\* KITCHEN \*\*\* FAMILY BATHROOM \*\*\* REAR GARDEN \*\*\*\*

### **Agent Note**

This property is council tax band B.

### **Lounge**

11' 2" to bay window. x 9' 8" to chimney breast. ( 3.40m to bay window. x 2.95m to chimney breast. )  
Double glazed window to front, radiator.

### **Dining Room**

11' 5" x 9' 7" to chimney breast. ( 3.48m x 2.92m to chimney breast. )  
Double glazed window, radiator, storage cupboard.

### **Kitchen**

11' 1" x 5' 8" ( 3.38m x 1.73m )  
Door leading to rear garden, radiator, integrated oven, hob, extractor, range of wall & base units, leading to downstairs bathroom.

### **Bedroom 1**

11' 3" x 11' 1" ( 3.43m x 3.38m )  
Double glazed window to front, central heating radiator.

### **Bedroom 2**

11' 1" x 7' 7" ( 3.38m x 2.31m )  
Double glazed window, central heating radiator.

### **Bedroom 3**

10' 2" x 5' 9" ( 3.10m x 1.75m )  
Double glazed window, central heating radiator.

### **Bathroom**

Double glazed frosted window, central heating radiator, wash hand basin, low level flush w/c, bath with rainfall shower over.

### **Rear Garden**

Garden with gate access to rear public way.





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welcome to

## Kitchener Road, Selly Park BIRMINGHAM

- Excellent location
- Close to University of Birmingham
- Three-bedrooms
- Perfect first time buy
- Investment opportunity

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

fixed price

**£230,000**



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](http://www.focalagent.com)

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Property Ref:  
HBN111912 - 0005

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**0121 427 3264**



[harborne@shipways.co.uk](mailto:harborne@shipways.co.uk)



172 High Street, Harborne, BIRMINGHAM,  
West Midlands, B17 9PP



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