



**Kenilworth Road, Aston Birmingham B20 3HG**

**welcome to**

## **Kenilworth Road, Aston Birmingham**

An extended three bedroom mid terrace family home ideally located for all local amenities including shops, schools and transport links.

### **Agent Note**

This property is council tax band A.

### **Entrance Hall**

Storage cupboard and radiator.

### **Lounge**

11' 10" x 13' 4" ( 3.61m x 4.06m )

Double glazed sliding door to rear and radiator.

### **Reception Room**

12' plus bay x 9' 10" ( 3.66m plus bay x 3.00m )

Double glazed bay window to front and radiator.

### **Kitchen/ Diner**

11' 1" into recess x 13' 3" ( 3.38m into recess x 4.04m )

Wall and base units, double glazed door to rear, sky light and radiator.

### **Bathroom**

Situated on the ground floor having bath with mixer tap, shower cubicle, pedestal sink, w.c, heated towel rail and double glazed window to side.

### **Bedroom One**

13' 5" x 11' 11" ( 4.09m x 3.63m )

Double glazed window to front and radiator.

### **Bedroom Two**

11' 11" x 10' 4" ( 3.63m x 3.15m )

Double glazed window to rear and storage cupboard.

### **Bedroom Three**

Double glazed window to rear and radiator.





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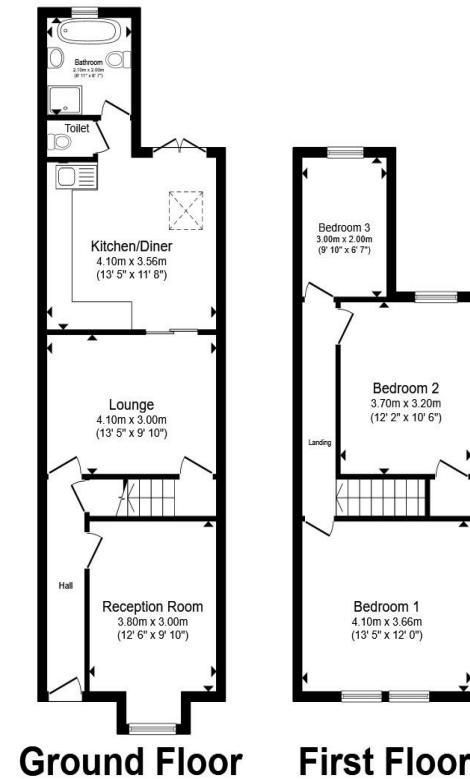
## Kenilworth Road, Aston Birmingham

- TWO RECEPTION ROOM
- EXTENDED KITCHEN
- GROUND FLOOR BATHROOM
- KITCHEN/ DINER
- LOCAL AMENITIES

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£240,000**



Total floor area 92.4 m<sup>2</sup> (994 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)



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Property Ref:  
GRB112330 - 0002

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