

35 Carshalton Road, Kingstanding,
Birmingham, B44 0TG

Offers in the Region Of
£210,000



- Three Bedroom End Terrace Home
- Side Garage
- Re-Fitted Kitchen
- EPC Rating: D
- Wide Driveway
- Downstairs Bathroom with Shower and WC

A traditional end terrace home on a WIDE FRONT PLOT with DETACHED SIDE GARAGE along a tree lined road. Viewings VITAL to appreciate accommodation on offer. Benefiting from uPVC double glazing and gas central heating, this ideal first time purchase comprises; wide driveway and fore garden with scope to provide off road parking for a significant number of vehicles, porch, hallway, living room, modern kitchen, downstairs bathroom with shower and WC, three bedrooms and rear garden. Offered with NO UPWARD CHAIN.

Property Tenure
Freehold

Council Tax Band
B

EPC Rating
D

ACCOMMODATION

Location
The property is situated on Carshalton Road, within an established residential area of Kingstanding, approximately six miles north of Birmingham City Centre.

The property is conveniently positioned for access to Kingstanding Circle, which offers a variety of local shops, supermarkets, cafés and other everyday amenities.

The area benefits from regular public transport services, together with convenient road links to Birmingham City Centre, Sutton Coldfield, Great Barr and the surrounding areas.

Further shopping and leisure facilities are available at New Oscott and Sutton Coldfield, whilst the extensive recreational facilities of Sutton Park are also within easy reach.

Description
A traditional end-terrace home of traditional brick construction, surmounted by a pitched tile clad roof. The property is situated on a corner position benefiting from a wide driveway and garage.

Having gas central heating and uPVC double glazing.

Accommodation
Please refer to the floor plan for room measurements.

Ground Floor
Porch, hallway, living room, modern kitchen with integrated oven and hob, modern bathroom with bath having shower over and WC.

First Floor
Stairs and landing, bedroom one (double), bedroom two (double), bedroom three (single).

Outside
Front - Spacious wide driveway Rear - Garden Side - Brick built detached garage (12.35 sq. metres).

Electricity Substation
The property is understood to be subject to rights of access in favour of the adjoining electricity substation.

These include rights for authorised personnel to pass and repass over part of the property, together with rights relating to underground electricity cables and associated maintenance.

The substation itself does not form part of the property being sold.

Interested parties should refer to the relevant title documentation and seek clarification from their legal advisers.



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

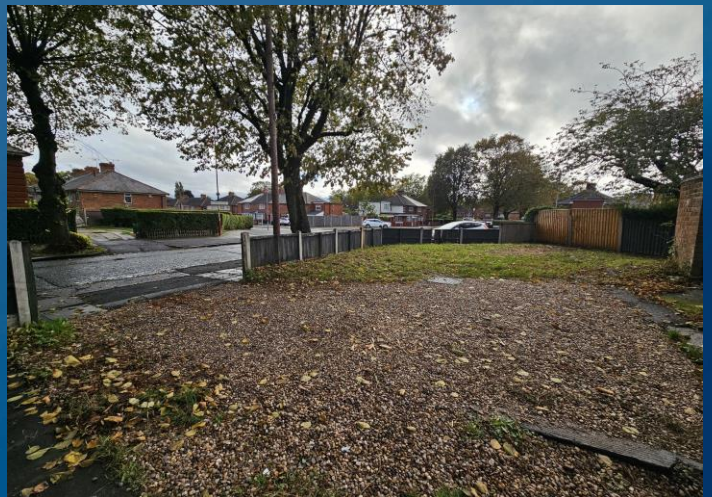
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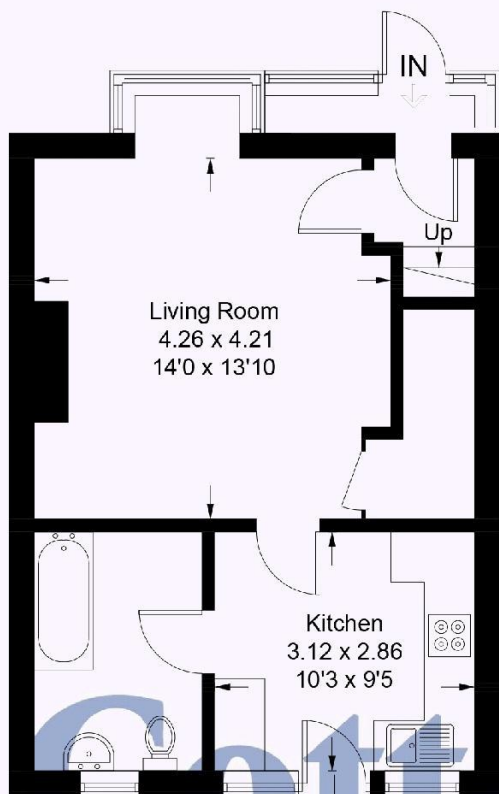
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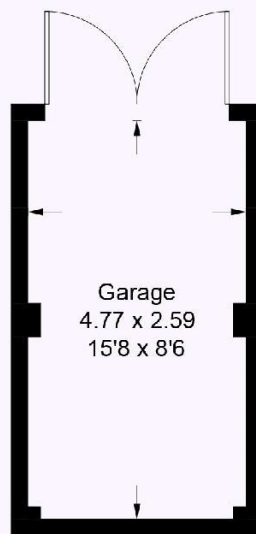
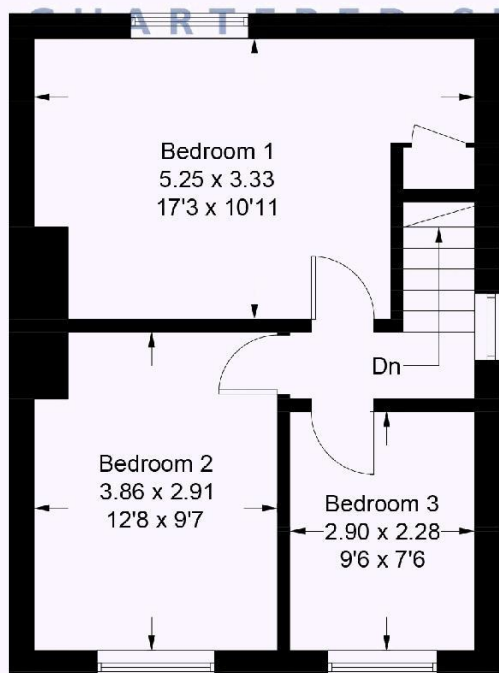
Ground Floor

35 Carshalton Road

Approximate Gross Internal Area = 79.9 sq m / 860 sq ft

Garage = 12.3 sq m / 132 sq ft

Total = 92.2 sq m / 992 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1345062)

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This plan is for illustration purposes only and may not be to scale or representative of the property.

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