PAUL CARR Estate Agents Sales & Lettings

Kingstanding | 0121 350 0956 | Kingstanding@paulcarrestateagents.co.uk



Eltham Grove, Kingstanding
Birmingham, B44 0QQ

Offers Over £180,000

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Welcoming to the market this well presented three bedroom end terrace located on the popular Eltham Grove. Situated on a cul de sac close too good schools, shops, and amenities, making it perfect for first time buyers and investors.

Approached via a path alongside the front garden and entered through the front door. Upon entry you are welcomed by a large lounge with a bay window and an under stair cupboard. The kitchen offers an array of wall and base units, plenty of countertop space, sink unit with side drainer and space for suitable fitted appliances. Completing the ground floor is a useful WC.

Heading upstairs you are presented with three double bedrooms. The family bathroom consists of a bathtub with a shower above, hand wash unit and WC.

Externally, the home has a patio, with steps leading up to a lawned garden. Viewing this home is highly recommended.





















Property Specification

THREE WELL-SIZED BEDROOMS
END TERRACE
NO UPWARD CHAIN
LARGE KITCHEN
DOWNSTAIRS WC

Lounge
5.24m (17'2") max into bay x 4.41m (14'5") max

Kitchen
4.20m (13'9") x 2.90m (9'6")

WC
1.40m (4'7") x 0.80m (2'7")

Bedroom 1
3.90m (12'10") x 2.90m (9'6")

Bedroom 3
2.90m (9'6") x 2.20m (7'3")

Bedroom 2
3.82m (12'7") x 2.90m (9'6")

Bathroom
2.70m (8'10") x 2.30m (7'7")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

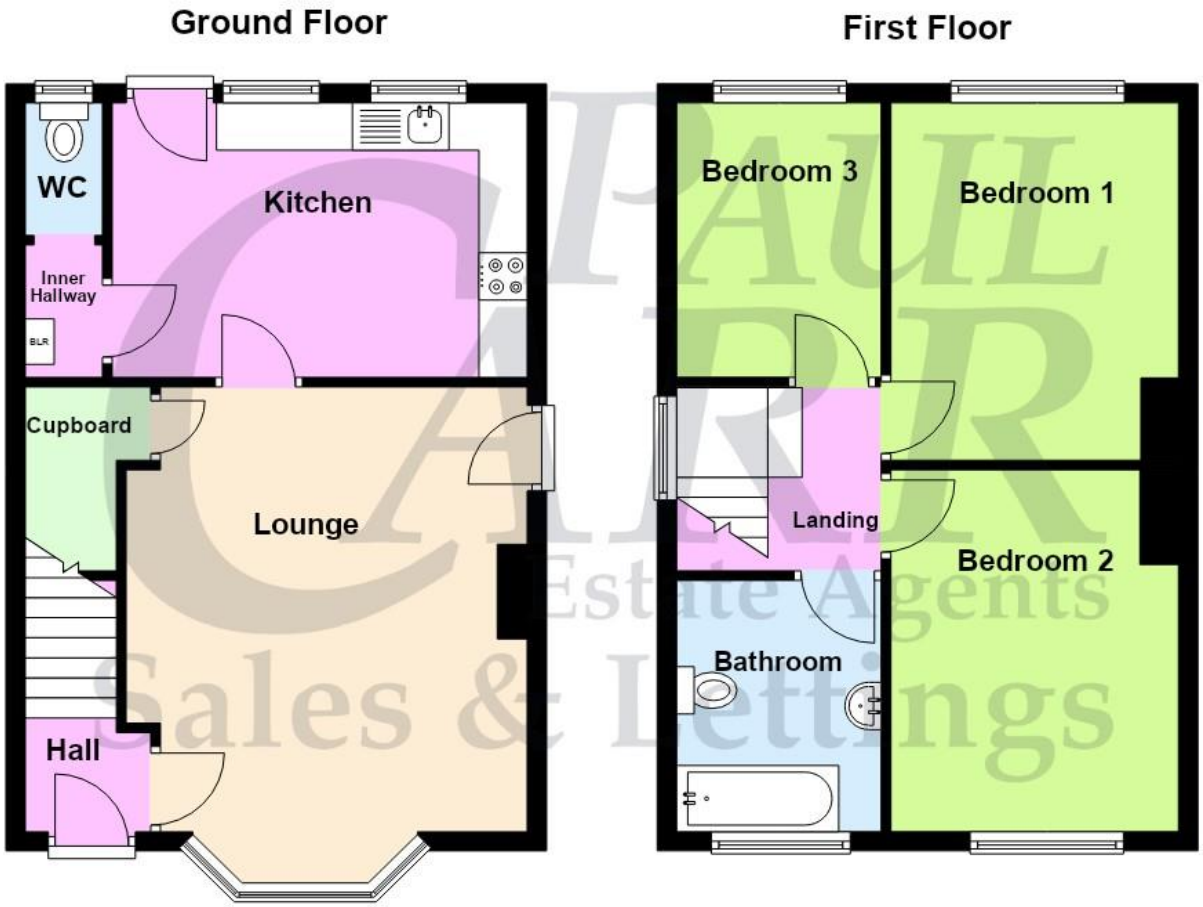
Services connected: Gas Electric Water Drainage

Council tax band: A

Tenure: Freehold

Floor Plan

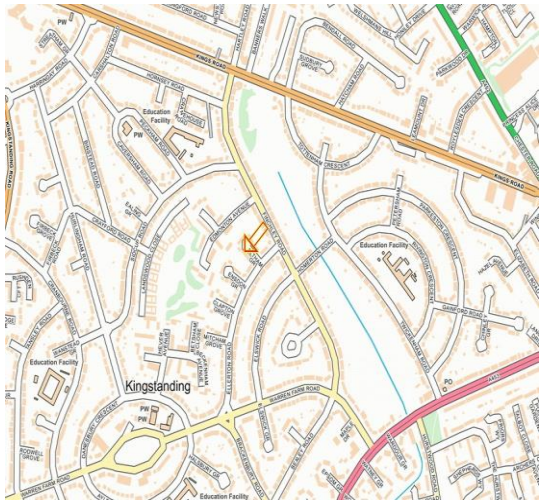
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman