



Copthorne Road, Kingstanding  
Birmingham, B44 9NU

**Offers Over £200,000**



# Kingstanding

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Welcoming to the market this well presented two bedroom end terrace family home located on the popular Copthorne Road. Situated close to good schools, shops and amenities making it perfect for first time buyers and buy to let investors.

Approached via a driveway suitable for multiple vehicles and entered through an secure entrance hall. Upon entry you are welcomed by a hall giving access into the large front lounge benefitting from a south facing aspect. The kitchen offers an array of wall and base units, plenty of countertop space, sink unit with side drainer, gas hob and oven and space for suitable fitted appliances. Off the kitchen is a lovely sunroom which is currently being used as a dining room. Completing the ground floor is a useful covered side passage being used as a utility area.

Heading upstairs you are presented with two double bedrooms, the main bedrooms benefitting from built in storage. The family bathroom consists of a p-shaped bathtub with a shower over, hand wash unit and WC.

Externally, the home has a large private rear garden with a paved patio, lawned area, fencing and a potential bar at the rear. Viewing this property is highly recommended.







## Property Specification

TWO DOUBLE BEDROOMS  
EXCELLENT FAMILY HOME  
SUN ROOM EXTENSION  
UTILITY AREA  
LARGE PRIVATE REAR GARDEN

**Lounge**  
4.20m (13'9") x 3.90m (12'10") max

**Kitchen**  
4.80m (15'9") x 3.84m (12'7")

**Sun Room**  
3.80m (12'6") x 2.50m (8'2")

**Utility Area**  
6.50m (21'4") x 1.90m (6'3")

**Bedroom 1**  
4.00m (13'1") x 2.94m (9'8")

**Bedroom 2**  
3.36m (11') x 2.50m (8'2")

**Bathroom**  
2.40m (7'10") x 2.20m (7'3")

### 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 £40 + VAT (£48 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.

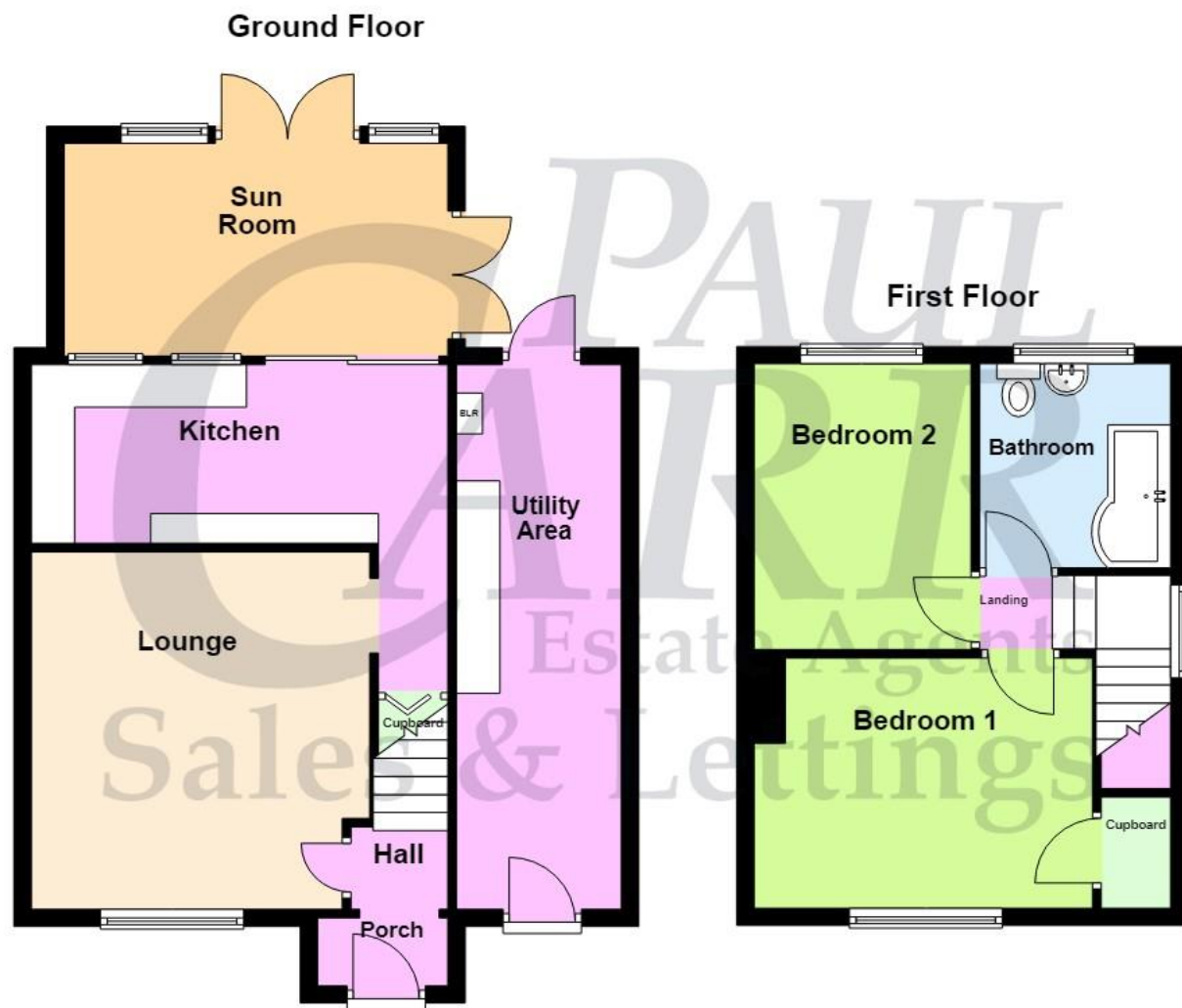
### Viewer's Note:

Services connected: Gas Electric Water Drainage  
Council tax band: A  
Tenure: Freehold  
Other Charges: yes not boarded

# Floor Plan

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

## Energy Efficiency Rating



## Map Location

