

for sale

£120,000 Leasehold



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## Kilby Avenue BIRMINGHAM B16 8EW

**\*Prime Properties in Birmingham\*\*** Discover this spacious two bedroom maisonette on Kilby Avenue, brought to you by Connells Bearwood. Perfect for families, commuters, or investors looking for a well-connected home in a popular location. **\*Contact Us Today 0121 420 3611\***

# Property Details

## Entrance Hall

Main front door leading into the property from the communal entrance, with access to the kitchen/diner, a useful storage cupboard, and stairs rising to the first floor.

## Kitchen/Diner

featuring white cabinetry, blue tiled splashback, and a four-burner gas hob with stainless steel cooker hood. Includes an under-counter electric oven, stainless steel sink with mixer tap and space for a washing machine. Two windows provide excellent natural light, with tiled flooring and ceiling spotlights.

## Upper Hallway

### Living Room

Bright and modern living space with light wood flooring and large sliding glass doors opening onto the patio. Sheer curtains and spotlights enhance the natural light and contemporary feel.

### Bedroom One

This room features multiple windows, light wooden-style flooring, a ceiling light point, and a radiator.

### Bedroom Two

Modern bathroom comprising a fitted panel bath, WC, and hand basin with mixer tap. Finished with slate-effect tiling throughout, ceiling spotlights, extractor fan,

### Bathroom

Main front door leading into the property from the communal entrance, with access to the kitchen/diner, a useful storage cupboard, and stairs rising to the first floor.





To view this property please contact Connells on

**T 0121 420 3611**  
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122-123 Poplar Road Bearwood  
SMETHWICK B66 4AP

Property Ref: BEA312683 - 0001

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 370.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Oct 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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