PAUL CARR Estate Agents
Sales & Lettings

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Chingford Road, Kingstanding
Birmingham, B44 0BJ

Offers Over £190,000

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Welcoming to the market with no upward chain this excellent opportunity to purchase a three bedroom mid terrace home located on Chingford Road. Situated close to good local schools, shops, and amenities making it perfect for first time buyers and buy to let investors.

Approached via a block paved driveway and entered through the front door. Upon entry you are welcomed by a hall giving you access to the large lounge with a bay window and central heating. The kitchen offers an array of wall and base units, plenty of countertop space, sink unit with side drainer, gas hob and space for suitable fitted appliances.

Completing the ground floor is the family bathroom which consists of a bathtub with shower above, hand wash unit and WC. Heading upstairs you are presented with three bedrooms, the main bedroom benefits from built in storage above the stairs.

Externally the home has a large southwest facing rear garden with a paved patio, lawned area and shed. Viewing this home is highly recommended.

Property Specification

THREE BEDROOMS
MID TERRACE
EXCELLENT FIRST TIME BUY OR BUY TO LET INVESTMENT
NO UPWARD CHAIN
LARGE PRIVATE SOUTH WEST GARDEN

Lounge
5.20m (17'1") max into bay x 4.05m (13'4")

Kitchen
3.10m (10'2") x 2.90m (9'6")

Bathroom
3.10m (10'2") x 1.60m (5'3")

Bedroom 1
4.30m (14'1") x 3.21m (10'6")

Bedroom 3
3.10m (10'2") x 2.30m (7'7")

Bedroom 2
4.10m (13'5") x 2.80m (9'2")

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:

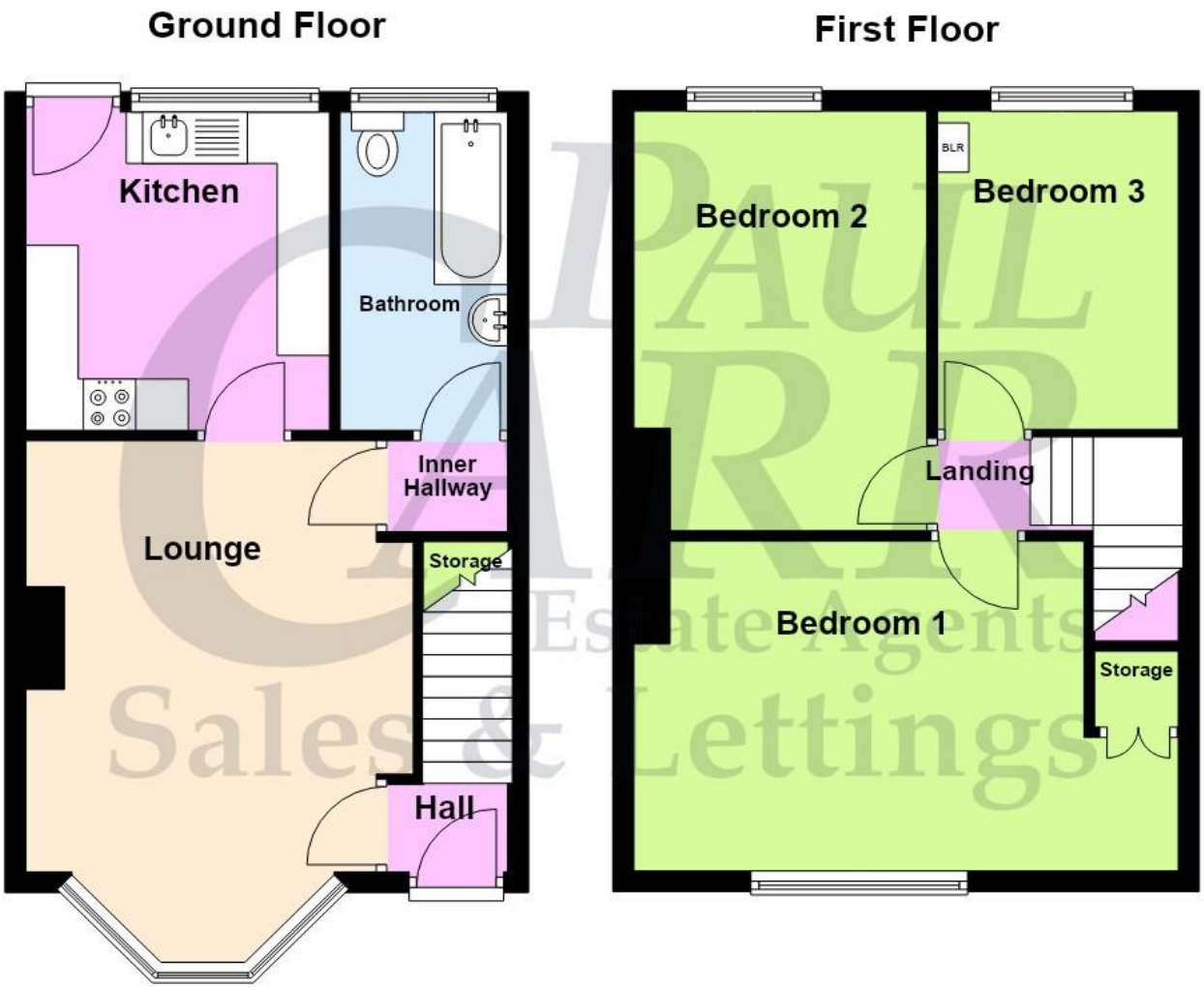
Services connected: Gas Electric Water Drainage

Council tax band: A

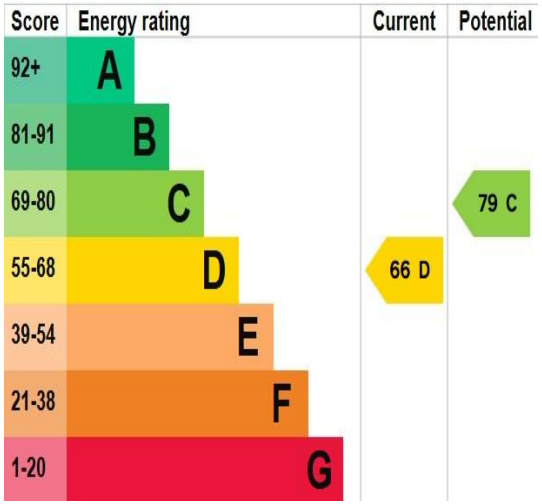
Tenure: Freehold

Floor Plan

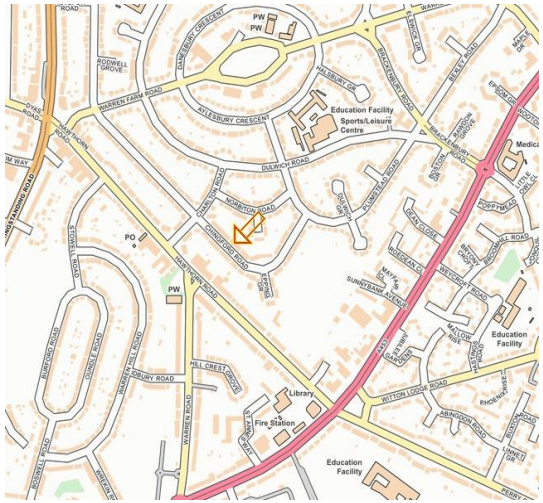
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



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