



Hornsey Grove, Kingstanding
Birmingham, B44 0JP

Offers Over £200,000

Kingstanding

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A well presented and extended three bedroom terraced family home, ideal for First Time Buyers and benefiting from a lovely conservatory overlooking the large secluded rear garden.

Located in this popular cul de sac, the property is set behind a driveway and is accessed via an entrance hall with stairs off and door leads to the good size lounge with a window to the front and useful understairs storage cupboard. The kitchen has a range of fitted units with a built in oven, hob and extractor, spaces for a fridge and washing machine, wall mounted central heating boiler, window to the rear, window and door to the conservatory and a door leads to the bathroom which has a white suite with a shower over the bath, wall tiling and a window to the rear. The conservatory offers a variety of uses and is well proportioned with windows and double doors to the garden.

On the first floor there are three double bedrooms, the master is particularly spacious with a window to the front and a door opens into a useful ensuite WC whilst bedrooms two and three both have a window to the rear.

Outside the large garden is mainly lawned, there is a shared side entry and viewing is a must of this double glazed and centrally heated home.





Property Specification

IDEAL FOR FIRST TIMES BUYERS
THREE DOUBLE BEDROOMS
ENSUITE WC TO MASTER BEDROOM
SPACIOUS LOUNGE
FITTED KITCHEN

Lounge
4.29m (14'1") x 3.67m (12') max

Kitchen
3.13m (10'3") x 2.81m (9'3")

Bathroom
2.81m (9'3") x 1.41m (4'8")

Conservatory
4.06m (13'4") max x 3.15m (10'4")

Bedroom 1
4.28m (14'1") x 3.36m (11')

En-suite
1.80m (5'11") x 0.97m (3'2")

Bedroom 2
3.87m (12'8") x 2.89m (9'6")

Bedroom 3
2.93m (9'8") x 2.28m (7'6")

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:

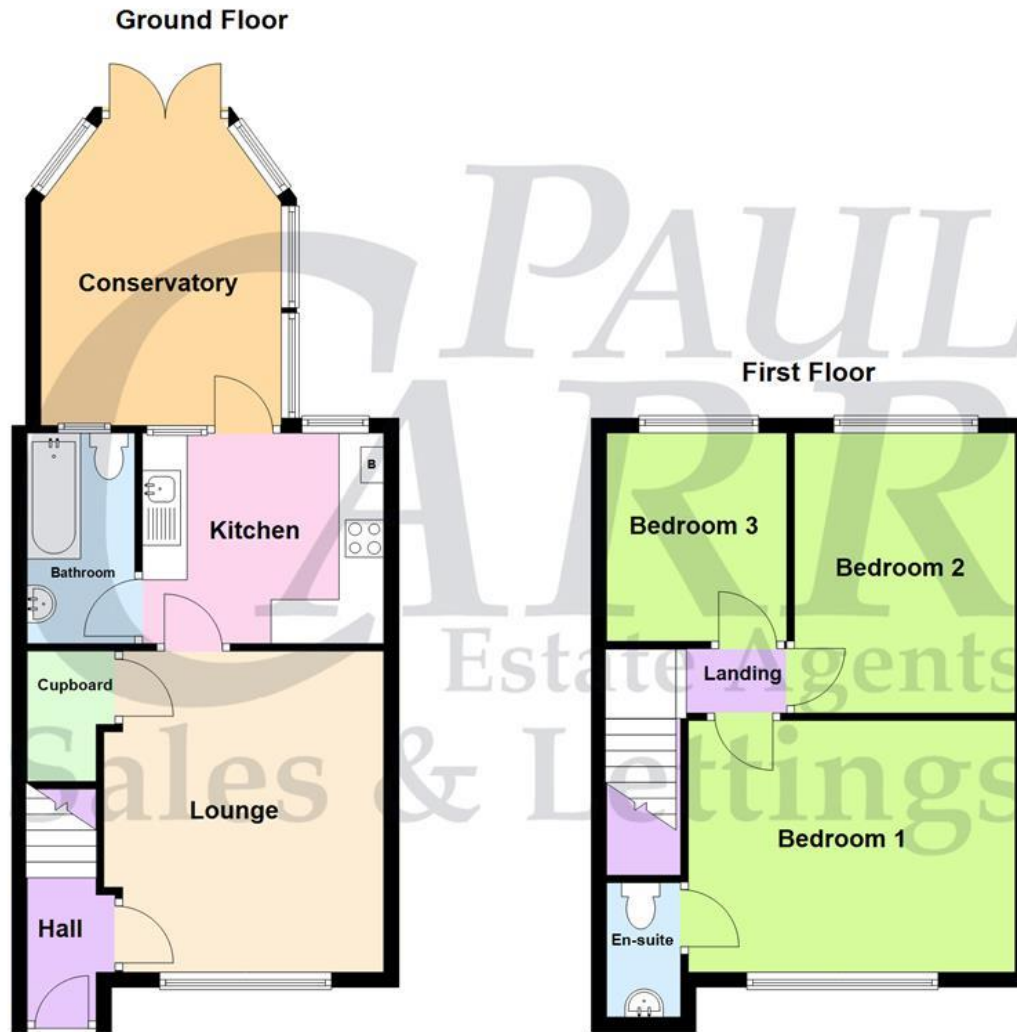
Services connected: Gas Electric Water Drainage

Council tax band: A

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

