



**Kilburn Road, Kingstanding BIRMINGHAM B44 9JL**

**welcome to**

## **Kilburn Road, Kingstanding BIRMINGHAM**

A spacious two bedroom mid terrace property ideally located for all local amenities including shops, schools and transport links.

### **Agent Note**

This property is council tax band A.

### **Porch**

Double glazed windows and sliding double glazed door to front.

### **Lounge**

Double glazed bay window to front and gas fire.

### **Kitchen/ Diner**

Wall and base units, under stairs storage cupboard, double glazed window to rear and double glazed doors to rear garden.

### **Landing**

Loft access and storage cupboard.

### **Bedroom One**

Double glazed window to front.

### **Bedroom Two**

Double glazed window to rear and storage cupboard.

### **Bathroom**

Bath, shower cubicle, w.c, pedestal sink and double glazed window to rear.

### **Rear Garden**

Low maintenance garden with patio area and garden shed.





***view this property online*** [shipways.co.uk/Property/GRB112313](http://shipways.co.uk/Property/GRB112313)



welcome to

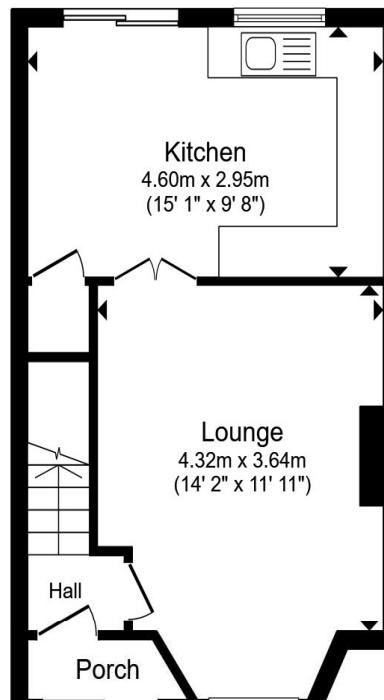
## Kilburn Road, Kingstanding BIRMINGHAM

- DRIVEWAY
- KITCHEN DINER
- TWO SPACIOUS BEDROOMS
- NO CENTRAL HEATING
- WELL MAINTAINED THROUGHOUT

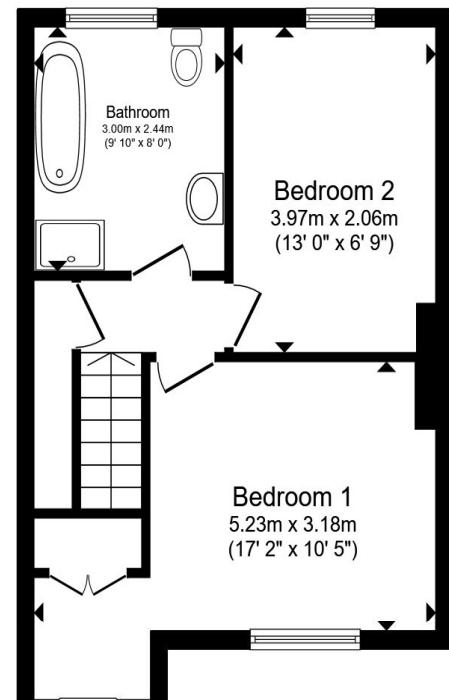
Tenure: Freehold EPC Rating: F

Council Tax Band: A

**£200,000**



Ground Floor



First Floor

Total floor area 74.2 m<sup>2</sup> (798 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



view this property online [shipways.co.uk/Property/GRB112313](http://shipways.co.uk/Property/GRB112313)



Property Ref:  
GRB112313 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



0121 358 2281



greatbarr@shipways.co.uk



905 Walsall Road, Great Barr, BIRMINGHAM,  
West Midlands, B42 1TN



[shipways.co.uk](http://shipways.co.uk)