



Esher Road, Kingstanding
Birmingham, B44 9QJ

Offers Over £140,000

Kingstanding

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Offered with no upward chain, this spacious two bedroom first floor maisonette is perfect for First Time Buyers as well as a Buy to Let investment and is situated in this cul de sac, close to the border of Sutton Coldfield and enjoys stunning open views to the rear.

Benefitting from a long lease, the property is accessed via a shared path with a front door opening into the entrance hall with stairs off to the first floor landing leading to all rooms. The spacious kitchen is well fitted and has a comprehensive range of units with built in oven and hob, spaces for a washing machine and fridge whilst windows to the side and rear allow in plenty of light and make the most of the very special view. The lounge is a good size and has a fireplace, useful storage cupboard off and a window to the front. The main bedroom is a particularly well proportioned double and has two windows enjoying the view to the rear, whilst bedroom two is also a double and has a window to the front. The bathroom has a feeling of luxury with a freestanding roll top bath, wall tiling and a window to the rear.

Outside there is a large, private and enclosed rear garden which also enjoys those delightful open views and viewing is essential of this double glazed home which also benefits from central heating and is ready to move straight into.





Property Specification

NO UPWARD CHAIN
TWO BEDROOMS
FIRST FLOOR MAISONETTE
ENCLOSED REAR GARDEN
PERFECT FOR FIRST TIME BUYERS
AND BUY TO LET INVESTERS

Kitchen
3.85m (12'8") x 2.40m (7'11")

Lounge
3.77m (12'5") x 3.56m (11'8")

Bathroom
2.69m (8'10") x 2.39m (7'10")

Bedroom 1
4.67m (15'4") x 2.69m (8'10")

Bedroom 2
3.78m (12'5") max x 3.03m (9'11")

Viewer's Note:

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: 26th March 2025

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.

Services connected: Gas Electric Water Drainage

Council tax band: A

Tenure: Leasehold 125 Years from 25th March 2002
Approximately 102 Years remaining

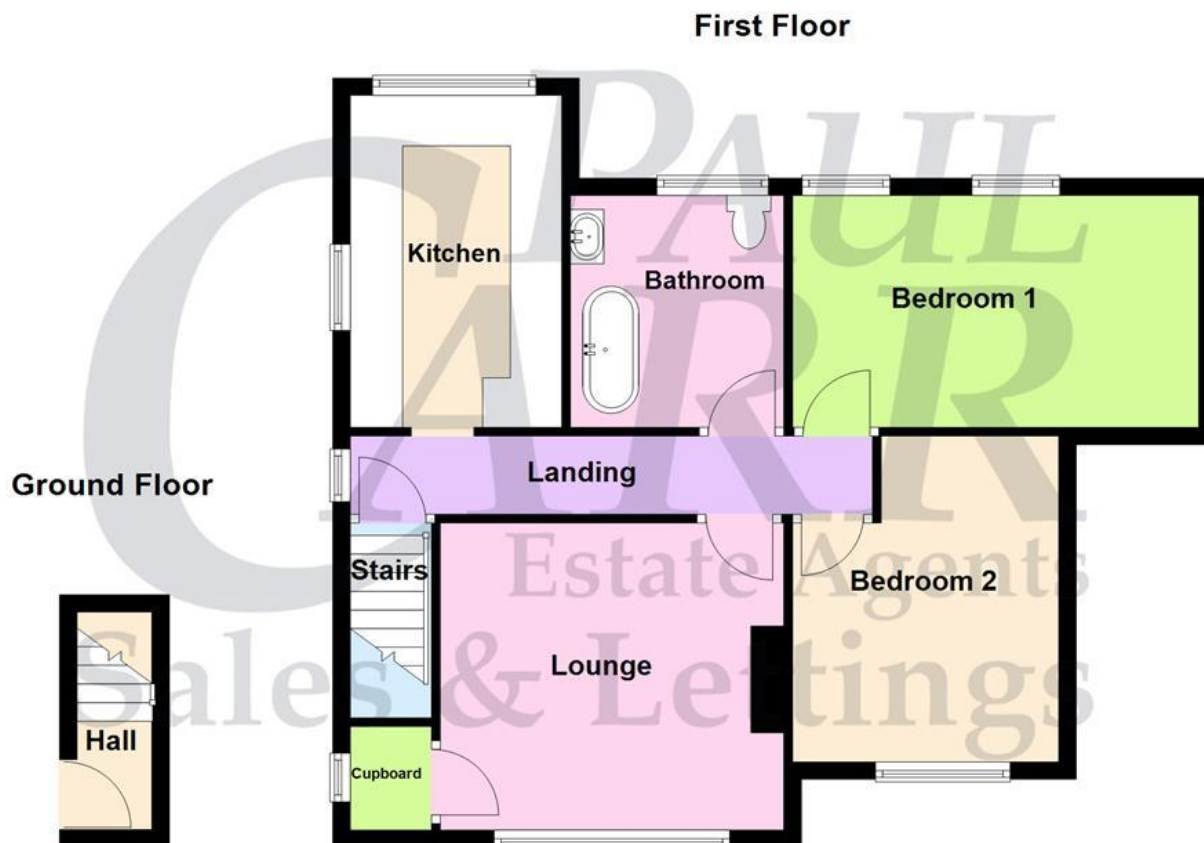
Ground Rent: £38.90 Per Annum

Service Charge: £235.37 Per Annum

Other Charges: NO DOGS ALLOWED
CATS AND OTHER PETS ARE ALLOWED

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 | | |
| 69-80 | C | 76 C | 76 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

