Kingstanding | 0121 350 0956 | Kingstanding@paulcarrestateagents.co.uk

Oundle Road, Kingstanding
Birmingham, B44 8EP

Offers Over £210,000

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A lovely three bedroom terraced family home, ideal for First Time Buyers and located on this popular road close to Burford Road playing fields.

Set behind a block paved driveway, the property is accessed via a porch which leads to the entrance hall with stairs off and a door opens to the through lounge / dining room with a bay window to the front and double doors and a window to the rear. The fitted kitchen has a range of units with a built in oven and hob, spaces for a washing machine, dishwasher and fridge, tiled splashbacks and a window to the rear.

On the first floor there are three bedrooms, the master is a double with a window to the rear, the second bedroom is also a double with a window to the front whilst the third bedroom is a good size single with an additional storage area off and a window to the rear. The well appointed bathroom has a white suite with a shower over the bath, part wall tiling and a window to the front.

Outside there is a patio area leading down to the lawn with a central path to a large rear garage with a roller shutter door accessed via the rear right of way and this double glazed and centrally heated home must be viewed.

Property Specification

THREE BEDROOMS
TERRACED FAMILY HOME
IDEAL FOR FIRST TIME BUYERS
POPULAR ROAD
BLOCK PAVED DRIVEWAY

Large Rear Garage
5.83m (19'2") x 4.79m (15'9")

Lounge / Dining Room
7.25m (23'9") into bay x 3.64m (11'11") max

Kitchen
3.31m (10'10") x 2.12m (6'11")

Bedroom 1
3.34m (11') x 2.64m (8'8")

Bedroom 2
3.34m (10'11") x 2.62m (8'7")

Bedroom 3
2.97m (9'9") x 2.38m (7'10")

Bathroom
2.29m (7'6") max x 1.83m (6') max

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: 30.9.26

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:

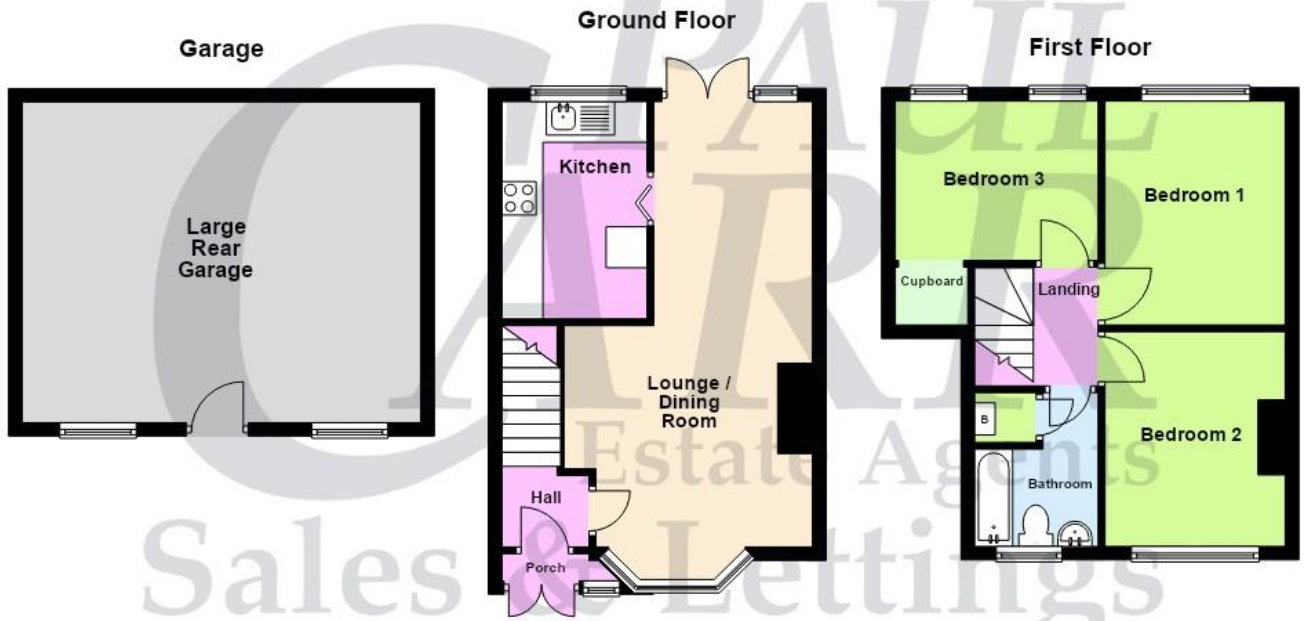
Services connected: Gas Electric Water Drainage

Council tax band: B

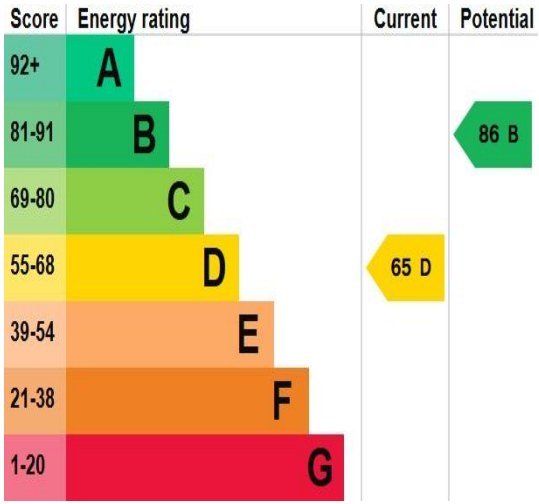
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating



Map Location

www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman