



Kennerley Road,
£165,000

- Energy Rating D
- A Semi Detached Property
- Located On A Popular Cul-de-sac
- Ideal First Time Buy Or Investment



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Kennerley Road, Birmingham

£165,000

IDEAL FIRST TIME BUY OR INVESTMENT. An early viewing is highly recommended, of this modern style, semi detached home. The property is being offered with no chain, is well presented, and benefits from good local amenities such as: shops, bus routes and road links. The property comprises: two bedrooms, lounge, kitchen, bathroom, double glazing, gas central heating system, off road parking, rear garden. CALL TODAY. Energy Rating D.

GROUND FLOOR

ENTRANCE HALL

Having a radiator, stairs to first floor and door to:

LOUNGE

2.60m (min) x 4.26m (8'6" (min) x 14'0")

Having a double glazed window to front, two radiators, electric flame effect fire with a feature surround and archway to:

KITCHEN

3.56m x 2.40m (11'8" x 7'11")

Being fitted with a range of wall and base units with work-surfaces over, sink and drainer unit, tiled to splash prone areas, space for washing machine, radiator and door to rear garden.

FIRST FLOOR

LANDING

Having loft access and doors to:

BEDROOM 1

2.61m (min) x 3.50m (8'7" (min) x 11'6")

Having a fitted bedroom suite comprising: wardrobes, draws and bedside tables, radiator, over-stairs cupboard and double glazed windows to front.

BEDROOM 2

1.81m (max) x 3.20m (5'11" (max) x 10'6")

Having a double glazed window to rear and radiator.

BATHROOM

Having a three piece suite comprising: bath with electric shower over, pedestal wash hand basin, close coupled w/c, radiator, tiled to splash prone areas and a frosted double glazed window to rear.

REAR GARDEN

Being paved with a shed, gate to front and fencing to perimeter.

FLOORPLAN

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.