



**Kempson Road, Birmingham B36 8LR**

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## **Kempson Road, Birmingham**

**\*\*TRADITIONAL SEMI DETACHED PROPERTY\*\*GREAT POTENTIAL FOR EXTENSION AND IMPROVEMENT\*\*PORCH\*\*HALLWAY\*\*THROUGH LOUNGE DINER\*\*KITCHEN\*\*THREE BEDROOMS\*\*UPSTAIRS BATHROOM\*\*SIDE GARAGE\*\*FRONT AND REAR GARDENS\*\***



**Entrance Porch**

Double glazing to front and sides, spotlights and tiled floor.

**Lounge**

23' 3" into Bay x 11' 11" ( 7.09m into Bay x 3.63m )

Double glazed bay window to front, coving, two radiators, feature fireplace and wooden flooring.

**Hallway**

Radiator, wall light point, stairs to the first floor and arch to lounge.

**Lounge**

23' 3" into Bay x 11' 11" ( 7.09m into Bay x 3.63m )

Double glazed bay window to front, patio doors to rear, coving, two radiators, feature fireplace and wooden flooring.

**Kitchen**

8' 9" x 8' 8" ( 2.67m x 2.64m )

Double glazed window to the rear, radiator ceiling light point, base and wall units, pantry, stainless steel sink and drainer, door to side with covered access with doors to garage and garden.

**Landing**

Loft access, double glazed window to side and ceiling light point.

**Bedroom One**

13' 4" x 9' 2" ( 4.06m x 2.79m )

Double glazed bay window to front, radiator, ceiling light point, fitted wardrobe and laminate flooring.

**Bedroom Two**

12' x 9' ( 3.66m x 2.74m )

Double glazed window to rear, radiator, fitted wardrobe, ceiling light point and laminate flooring.

**Bedroom Three**

8' Max x 6' ( 2.44m Max x 1.83m )

Double glazed window to front, radiator and ceiling light point.

**Bathroom**

Double glazed window to rear, radiator, ceiling light point, panelled bath with shower over and airing cupboard.

**W.C**

Window to the side, low level W.C, ceiling light point

**Garage**

14' 1" x 7' 2" ( 4.29m x 2.18m )

Double doors to the front, plumbing for washing machine, ceiling light point, wall mounted central heating boiler.

**Garden**

Patio area, laid mainly to lawn, mature shrubs and trees and enclosed by fencing.



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## Kempson Road, Birmingham

- TRADITIONAL SEMI-DETACHED PROPERTY
- SIDE GARAGE AND DRIVEWAY
- THREE BEDROOMS
- THROUGH LOUNGE DINER
- REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£250,000**



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