PAUL CARR Estate Agents Sales & Lettings

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Kettlehouse Road, Kingstanding
Birmingham, B44 9JG

Offers Over £200,000



Kingstanding

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Welcoming to the market this excellent opportunity to purchase a corner plot home on Kettlehouse Road. Excellent for first time buyer and buy to let investors, this home is situated close to good local schools, shops, and amenities.

Approached via a block paved frontage (kerb not dropped) and entered through the front door. Upon entry you are welcomed by a hallway giving you access into a large front lounge. The kitchen offers an array of wall and base units, plenty of countertop space, sink unit with side drainer, and space for suitable fitted appliances. The family bathroom consists of a bathtub with shower over, hand wash unit and WC.

Heading upstairs you are presented with three bedrooms, two of which are good sized double rooms and then a smaller but still generously sized third bedroom.

Externally, the home has a private rear garden with a paved patio, lawned area and fencing to the perimeter. Viewing this home with no upward chain is highly recommended.



















Property Specification

THREE BEDROOM SEMI DETACHED
LARGE FRONTAGE (KERB NOT DROPPED)
NO UPWARD CHAIN
EXCELLENT FIRST TIME BUY OR INVESTMENT
DOUBLE GLAZING

Lounge
4.60m (15'1") x 3.20m (10'6")

Kitchen
3.28m (10'9") max x 2.90m (9'6") max

Bathroom
2.50m (8'2") x 1.60m (5'3")

Bedroom 1
4.60m (15'1") x 3.20m (10'6")

Bedroom 2
4.18m (13'9") max x 2.45m (8') max

Bedroom 3
2.40m (7'10") x 2.10m (6'11")

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:

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:

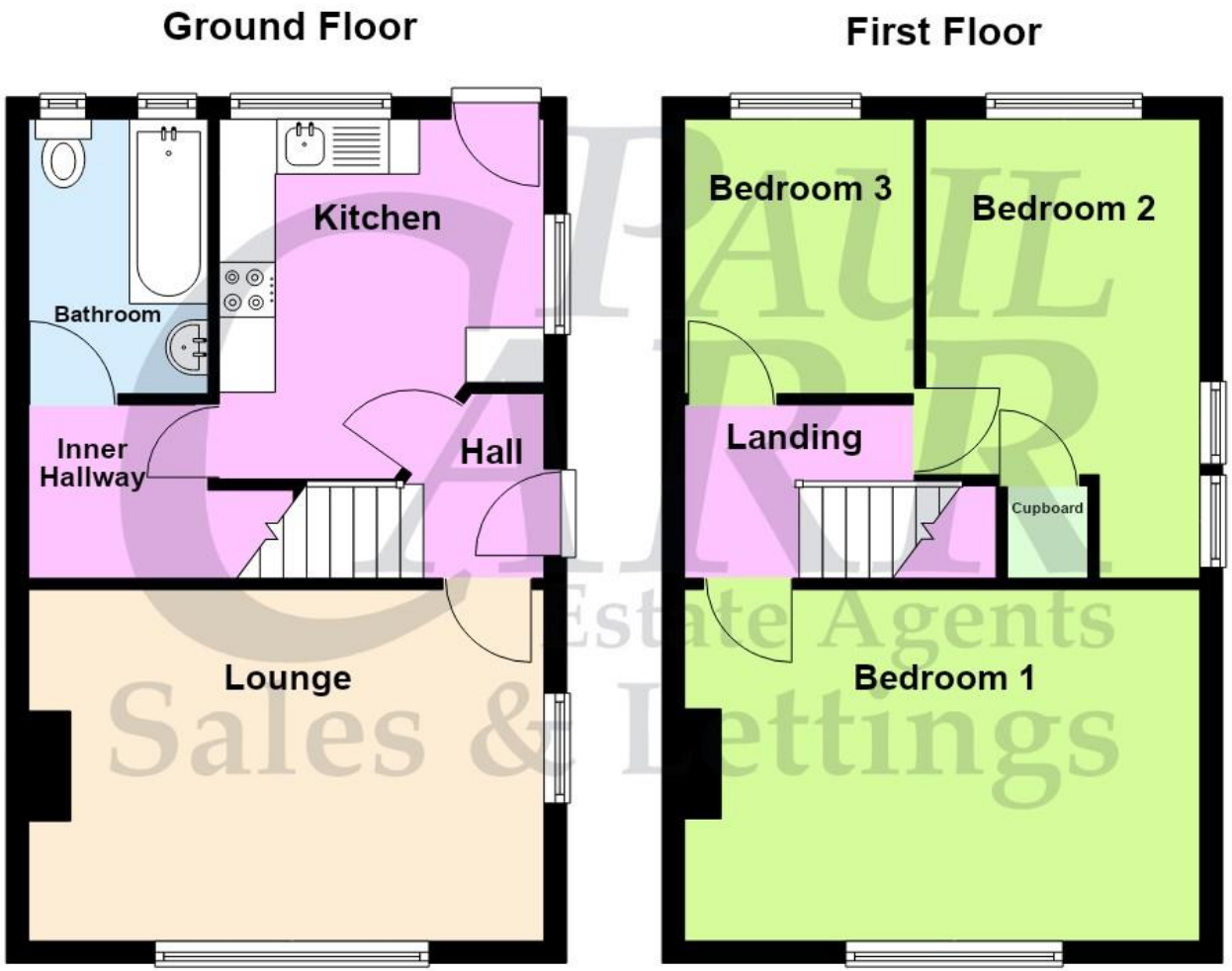
Services connected: Gas Electric Water Drainage

Council tax band: B

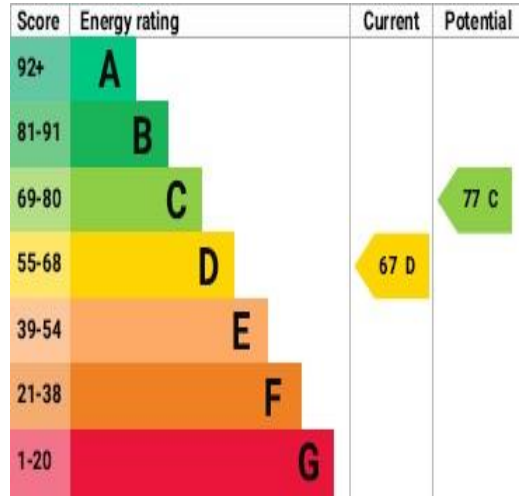
Tenure: Freehold

Floor Plan

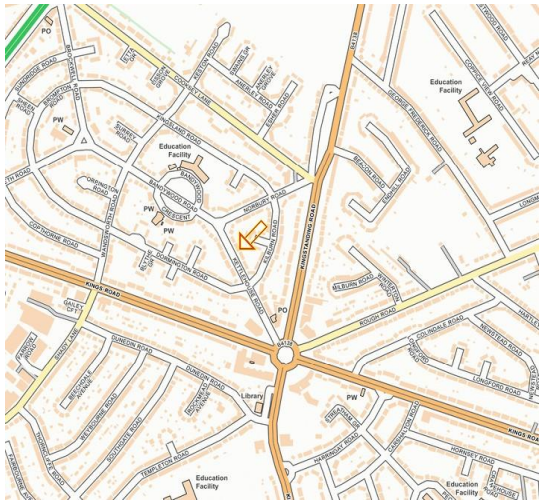
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



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