



Kingsbury Road, Erdington
Birmingham, B24 9ND

Guide Price £230,000

Erdington

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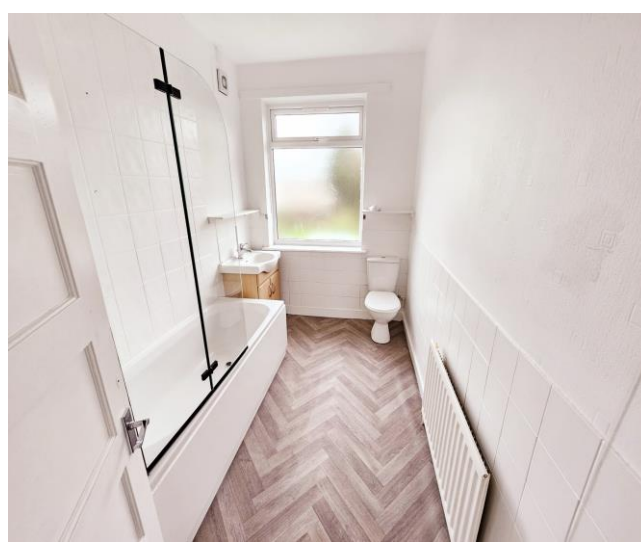
AVAILABLE WITH NO UPWARD CHAIN VACANT POSSESSION UPON COMPLETION and offering tremendous potential for re-interpretation, this delightful three bedroom family home offers outstanding value for money HAVING RECENTLY UNDERGONE A RENOVATION PROGRAM and provides arterial transport access to all local amenities to include shops, stores, schools and rail connections to Birmingham and beyond.

The property on offer briefly comprises a fore garden and driveway with porch and an entrance hallway leading off, accessing a front facing dining room and a sitting room to the rear. A kitchen combines to the rear to create an ample family home with a bright perspective. To the first floor are three good size bedrooms and a family bathroom.

Outside the rear gardens extend to incorporate a large lawned with patio thereto.

Internal viewing is highly recommended to appreciate the scope and quality of the home on offer and is strictly by appointment via Paul Carr Erdington.





Property Specification

BEING SOLD BY PAUL CARR MODERN AUCTION
(BUY IT NOW OPTION AVAILABLE)
RESERVATION FEE APPLIES
AVAILABLE WITH NO UPWARD CHAIN
THIS RECENTLY RENOVATED FAMILY HOME
BRIEFLY COMPRISES;

Porch

Entrance Hall

Reception Room 3.34m (10'11") x 3.18m (10'5")

Reception Room 4.39m (14'5") x 3.17m (10'5")

Kitchen 3.35m (11') x 1.93m (6'4")

Landing

Bedroom 1 3.42m (11'3") max x 3.16m (10'4")

Bedroom 2 4.37m (14'4") x 3.18m (10'5")

Bedroom 3 2.19m (7'2") x 1.94m (6'4")

Bathroom

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: 5th December 2024

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.

Viewer's Note:

Services connected: Gas, electric, water and 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

