



Connells

Kilburn Road
Birmingham



Property Description

Located on Kilburn Road, B44, this recently refurbished three-bedroom home offers well-proportioned accommodation arranged over two floors, making it an ideal choice for families, first time buyers or investors.

The ground floor comprises an entrance hall leading into a generous lounge, providing ample space for living and dining, along with a fitted kitchen and ground floor bathroom. The layout is practical and well balanced for everyday living.

To the first floor, the property offers three good-sized bedrooms, including a particularly spacious main bedroom, all accessed from the central landing.

Situated close to local amenities, schools and transport links, this property presents a great opportunity within a popular residential area.

Entrance

Lounge

15' 5" x 13' 10" (4.70m x 4.22m)

Window to front double glazed, Gas fire, Laminate flooring, One ceiling light point, Storage, One double radiator

Kitchen

9' 3" x 8' 4" (2.82m x 2.54m)

Window to rear double glazed, One ceiling

light point, Laminate flooring, Sink, One double radiator, Access to bathroom

Bathroom

9' 3" x 5' 1" (2.82m x 1.55m)

Window to rear double glazed, WC, Wash hand basin, One ceiling light point, Bath, Full tiled

First Floor Accommodation

Bedroom One

17' 1" x 10' 10" (5.21m x 3.30m)

Window to front double glazed, Laminate flooring, One ceiling light point, One double radiator, Storage

Bedroom Two

12' 10" x 9' 5" (3.91m x 2.87m)

Window to rear double glazed, Laminate flooring, One ceiling light point, One double radiator

Bedroom Three

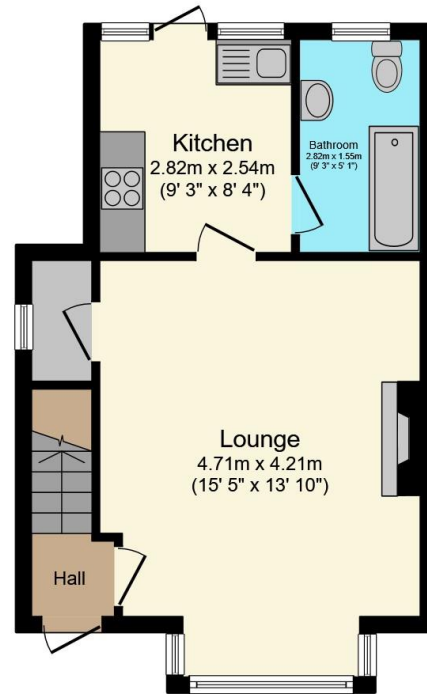
9' 6" x 7' 3" (2.90m x 2.21m)

Window to rear double glazed, One double radiator, One ceiling light point, Laminate flooring

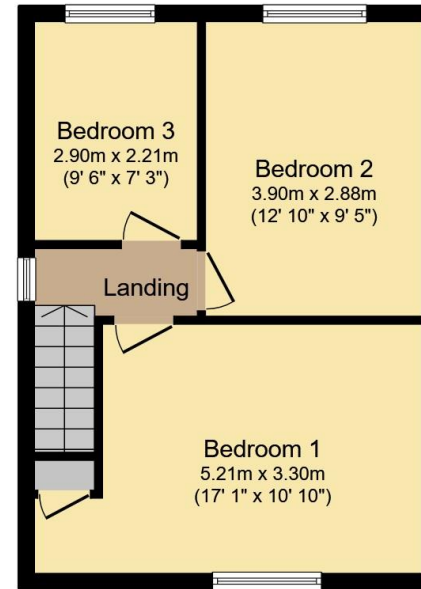








Ground Floor



First Floor

Total floor area 76.0 m² (818 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: Council Tax
 Awaited Band: B

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Tenure: Freehold



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