



Kinross Crescent, Great Barr
Birmingham, B43 7PX

£250,000

Great Barr

£250,000



Kinross Crescent is a three bedroom semi detached property on the popular Park Farm Estate in Great Barr, located within good proximity of local schools, transport links and amenities.

Approached via a partially blocked paved driveway, there is entrance through a large secure porch into a good size entrance hallway with double doors leading through to the living room.

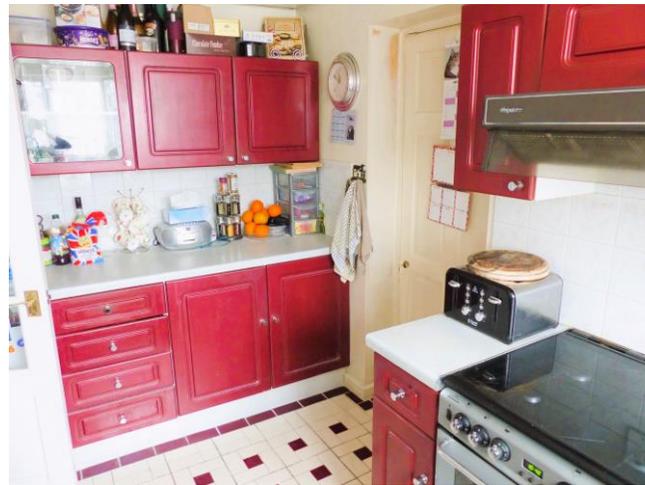
The living room, which has historically been extended offers a great size living area, with central fireplace and large sliding doors across the back.

Directly off is the kitchen, which provides a good range of wall and base units with sink and drainer overlooking the garden, gas oven and space for freestanding white goods.

On the first floor, there are three bedrooms, with two being comfortable doubles.

The family bathroom offers a bathtub with overhead shower and hand wash basin, with a separate W.C.

Externally, there is a low maintenance south facing garden which consists of a slabbed patio and the remainder is gravelled.





Property Specification

THREE BEDROOM SEMI DETACHED
EXTENDED LIVING ROOM
GOOD SIZE BEDROOMS
LOW MAINTENANCE SOUTH FACING GARDEN
OFF ROAD PARKING

Entrance Hall
6' 9" x 11' 6" (2.05m x 3.5m)

Living Room
23' 2" x 12' 7" (7.06m x 3.84m)

Kitchen
12' 3" x 6' 11" (3.73m x 2.11m)

Garage

Side Passage

Landing

Bedroom One
10' 1" x 12' 5" (3.08m x 3.78m)

Bedroom Two
11' 10" x 9' 0" (3.61m x 2.75m)

Bedroom Three
9' 7" x 7' 0" (2.92m x 2.14m)

W.C
2' 11" x 4' 4" (0.88m x 1.31m)

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:

Viewer's Note:

Services connected: mains electricity, gas, water and drainage

Council tax band: C

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Map Location

