



Bexley Road, Kingstanding
Birmingham, B44 0AG

£170,000

Kingstanding

£170,000



This extended three bedroom terraced home is ideal for First Time Buyers as well as buy to let investors and offers plenty of scope to improve.

The property has the added benefit of a first floor shower room and is set behind a front driveway with an entrance hall having stairs off and a door leads to the lounge with a window to the front, feature fireplace (the owner will be taking the fire) and an opening leads to the dining room which has ample space for a table and chairs with a window to the kitchen. There is a utility area with understairs storage cupboard and an opening provides access to the kitchen extension which offers scope to modernise and take full advantage of the space whilst a window and door lead to the garden.

On the first floor there are three bedrooms, the master is a double with a window to the front, the second bedroom will also take a double bed and has a window to the rear whilst the third bedroom is a good size and has a window to the rear. The shower room offers great scope to improve and has a white suite, shower cubicle and a window to the front.

Outside the rear garden has a small patio area with steps leading up to the lawn, fish pond and viewing is a must to appreciate the amount of potential on offer.





Property Specification

**EXTENDED TERRACED HOME
THREE BEDROOMS
DOUBLE GLAZING & GAS CENTRAL HEATING**

Entrance Hall

Lounge 4.13m (13'7") x 3.59m (11'9")

Dining Room 2.80m (9'2") x 2.70m (8'10")

Utility Area 2.70m (8'10") x 1.46m (4'9")

Kitchen Extension 3.40m (11'2") x 3.01m (9'11")

Bedroom One 3.16m (10'4") x 3.06m (10'1")

Bedroom Two 3.75m (12'4") x 2.77m (9'1")

Bedroom Three 2.82m (9'3") x 2.17m (7'1")

Shower Room 2.32m (7'7") max x 1.88m (6'2") max

Driveway

Rear Garden With Patio

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: 21st October 2021

Viewer's Note:

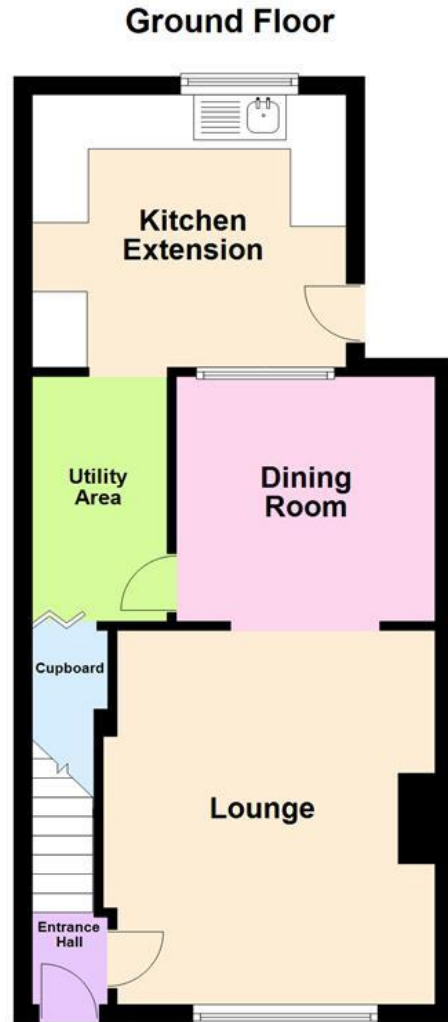
Services connected: Gas, Electric, Water, Drainage

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

