



Tottenham Crescent, Kingstanding
Birmingham, B44 0ST

Offers Over £170,000

Kingstanding

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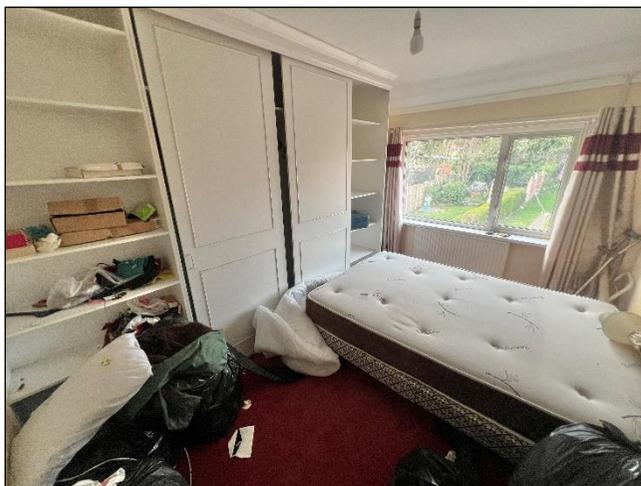


Welcoming to the market with no onward chain, this two-bedroom mid terrace home is located close to good local schools, shops, and amenities and it is perfect for first time buyers and investors.

Approached via a block paved driveway and entered through a secure porch. Upon entry you are welcomed by a hall giving you access to the front lounge. The kitchen offers an array of wall and base units, plenty of countertop space, sink unit with side drainer and space for other suitable fitted appliances. Completing the ground floor is a useful WC. Heading upstairs you are presented with two double bedrooms, both benefiting from built in storage. The shower room consists of a walk-in shower, hand wash unit and WC.

Externally, the home has a large rear garden with a paved patio, lawn area and fencing to the perimeter. Viewing this home is highly recommended.





Property Specification

TWO BEDROOM MID TERRACE
NO UPWARD CHAIN
DRIVEWAY
KITCHEN/DINING ROOM
LARGE PRIVATE GARDEN

Lounge
5.10m (16'9") max x 3.40m (11'2") max

Kitchen/Dining Room
4.70m (15'5") max x 3.10m (10'2")

Bedroom 1
5.40m (17'9") max x 4.39m (14'5") max

Bedroom 2
4.00m (13'1") x 2.90m (9'6")

Shower Room
9' 10" x 7' 3" (3m x 2.2m)

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 £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 Drainage
Council tax band: B
Tenure: Freehold years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions:

