



Tottenham Crescent, Kingstanding
Birmingham, B44 0TA

Offers Over £200,000

Kingstanding

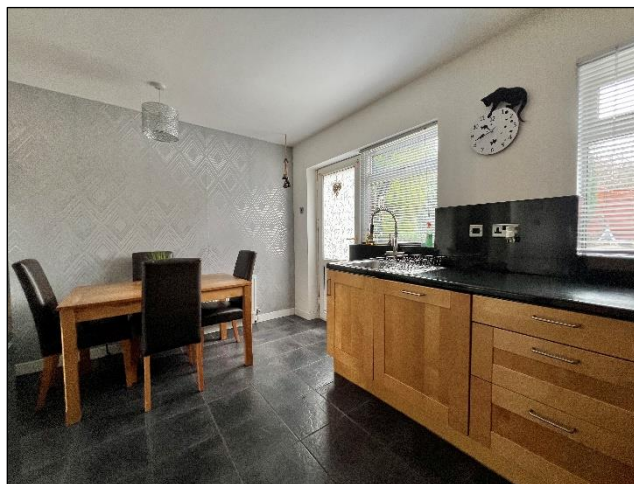
Offers Over £200,000



Welcoming to the market this well-presented two-bedroom semi detached family home located on the popular Tottenham Crescent. Excellent for first-time buyers or investors, this property is situated close to good local schools, shops, and amenities.

Approached via a driveway suitable for a vehicle and entered through the front door. Upon entry you are welcomed into the large lounge offering central heating and a bay window. The kitchen/dining room offers an array of wall and base units, plenty of countertop space, sink unit with side drainer, gas hob with oven and space for suitable fitted appliances. Completing the ground floor is a useful WC and a large garage. Heading upstairs you are presented with two large double bedrooms, the main bedroom benefiting from a built-in wardrobe. The family bathroom consists of a walk-in shower cubicle, bathtub, hand wash unit and WC.

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





Property Specification

TWO BEDROOMS
SEMI DETACHED
EXCELLENT FOR FIRST TIME BUYERS
DOWNSTAIRS WC
GARAGE

Lounge

5.07m (16'8") max into bay x 4.46m (14'8") max

WC 3.27m

(10'9") max x 1.10m (3'7") max

Kitchen/Dining Room

4.14m (13'7") x 3.15m (10'4")

Garage

8.63m (28'4") max x 2.78m (9'2") max

Bathroom

3.08m (10'1") x 2.21m (7'3")

Bedroom 1

4.37m (14'4") x 3.38m (11'1")

Bedroom 2

4.02m (13'2") x 3.09m (10'2")

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: 11th March 2025

Viewer's Note:

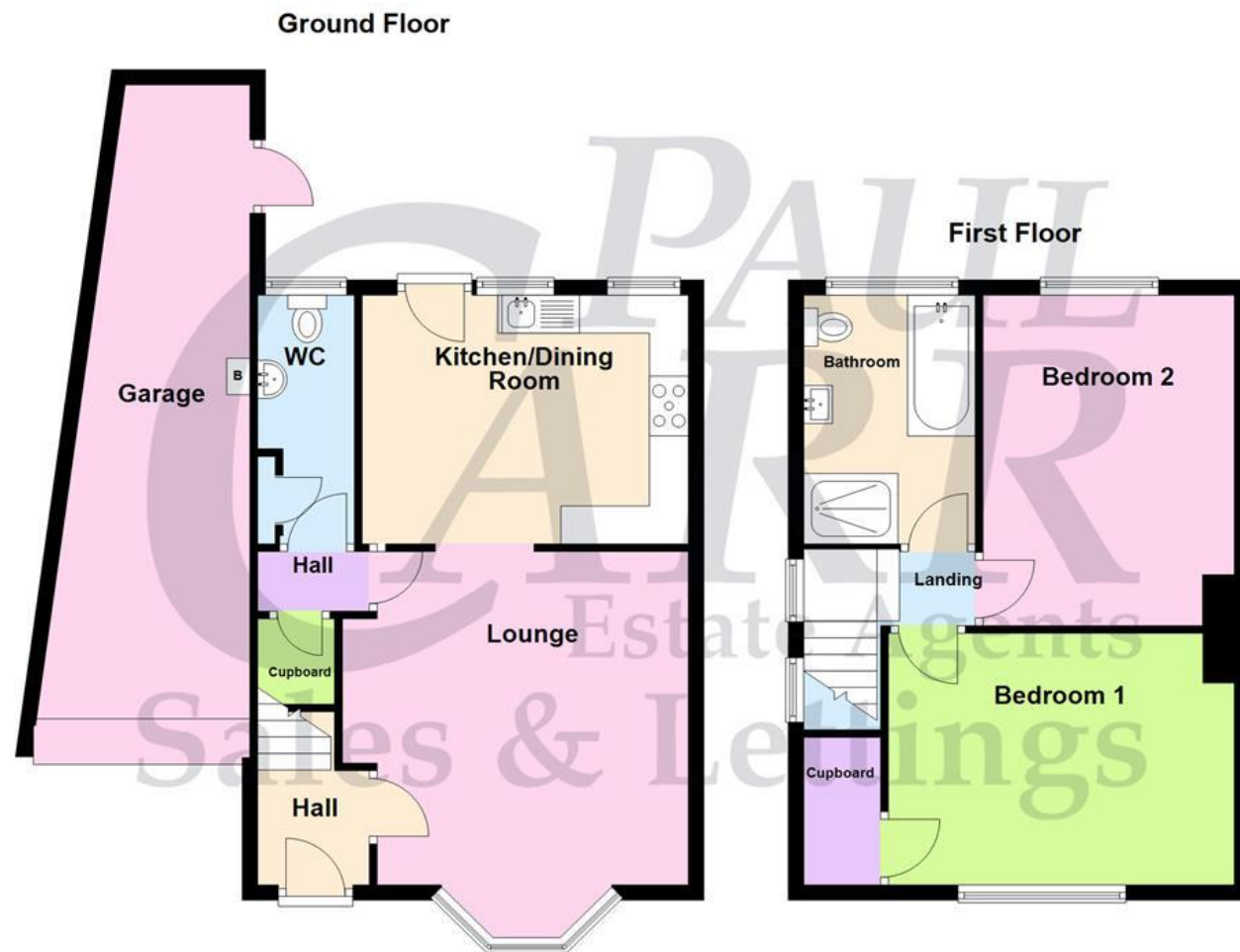
Services connected: Gas Electric Water Drainage

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		88 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Map Location

