



Milburn Road, Kingstanding
Birmingham, B44 0UX

Offers Over £175,000

Kingstanding

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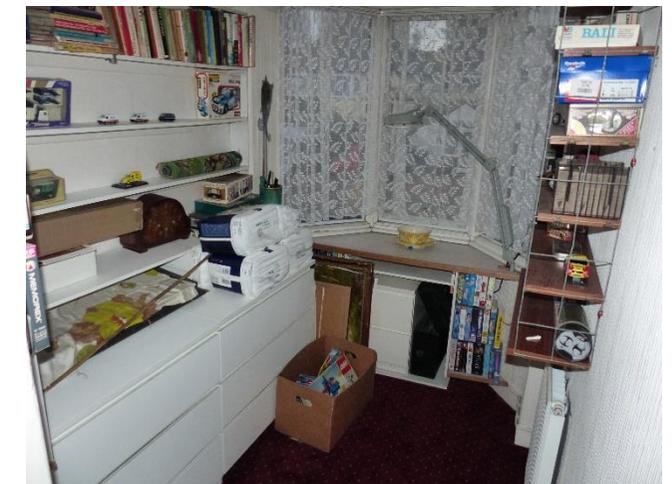


Offered with no upward chain, this three bedroom traditional semi detached is in need of complete modernisation and provides a perfect base to create your own home.

Situated close to the border of Sutton Coldfield and just a short walk from Sutton Park, the property is set behind a front garden leading to a porch which provides access to the reception hall with stairs off. An opening leads to the kitchen which has great potential with a lean to off providing access to the garden as well as another lean to which houses the central heating boiler and a door to the front. The dining room has a half bay window with patio doors leading to a lean to / sun lounge and an opening provides access to the lounge which has a bay window to the front.

On the first floor there are three bedrooms, the master is a double with a bay window to the front, the second bedroom has a half bay window to the rear whilst the third bedroom has a bay window to the front. The shower room has scope to refit and a window to the rear.

Outside the good size rear garden has slate chipping beds and a path leads to the rear garage (in need of attention) and this part centrally heated home must be viewed to fully appreciate the amount of potential on offer.





Property Specification

CLOSE TO THE SUTTON BORDER
NO UPWARD CHAIN
TRADITIONAL THREE BEDROOM SEMI DETACHED
SCOPE TO MODERNISE
PART GAS CENTRAL HEATING

Porch

Reception Hall

Lounge 4.05m (13'3") into bay x 3.03m (9'11")

Dining Room 3.47m (11'5") max x 3.03m (9'11")

Kitchen 2.90m (9'6") x 1.73m (5'8")

Lean-to

Bedroom One 4.11m (13'6") into bay x 3.00m (9'10")

Bedroom Two 3.68m (12'1") into bay x 3.04m (10')

Bedroom Three 2.63m (8'7") into bay x 1.75m (5'9")

Shower Room 2.09m (6'10") x 1.75m (5'9")

Front & Rear Gardens

Rear Garage

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: 5th November 2021

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage

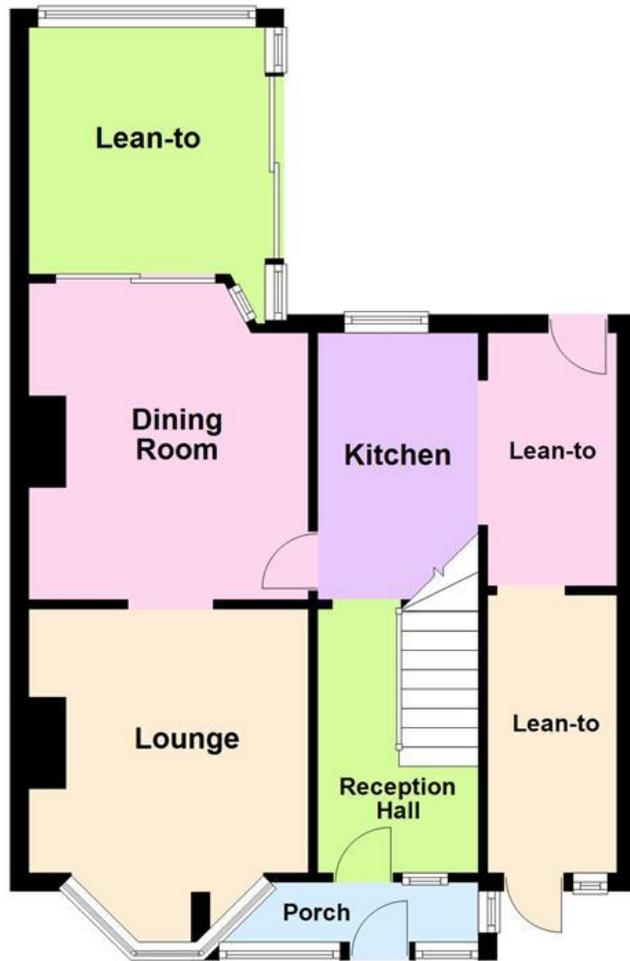
Council tax band: B

Tenure: Freehold

Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Map Location

