



Ensdon Grove, Kingstanding
Birmingham, B44 0QH

Offers Over £170,000

Kingstanding

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Set in a popular cul de sac, this spacious three bedroom end of terraced family home is perfect for first time buyers and investor alike.

Set behind a large front driveway, the property is accessed via an entrance hall with stairs off and a door leads to the lounge with a bay window to the front and a useful under the stairs storage cupboard currently housing the newly fitted gas centrally heating boiler. The kitchen has some fitted units and has a window and a door out to the garden, whilst the separate WC and shower room offer the possible of modernisation with some alterations needed to combine both spaces. Upstairs the main bedroom is a very good sized double with a window to the front and another useful storage cupboard. The second room being another double has a window to the rear and the third room is another good size with a window to the rear.

Outside the rear garden is a great size with a fantastic patio area perfect for garden furniture with steps leading up to the well presented lawn, whilst also providing access to the gated side entry.

This double glazed and centrally home has most of the carpets removed and some walls having been recently plastered presenting a great project for someone looking to put their own stamp onto their new home.





Property Specification

END OF TERRACE
THREE BEDROOMS
SPACIOUS FRONT DRIVEWAY
IMMACULATE REAR GARDEN
PERFECT FOR FIRST TIME BUYERS

Kitchen
2.82m (9'3") x 1.90m (6'3")

Lounge
4.96m (16'3") into bay x 3.54m (11'7") max

Bathroom
1.82m (6') x 1.62m (5'4")

Bedroom 1
5.16m (16'11") x 3.20m (10'6")

Bedroom 2
3.85m (12'7") x 2.90m (9'6")

Bedroom 3
2.79m (9'2") x 2.18m (7'2")

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: 21st December 2023

Viewer's Note:

Services connected: Gas Electric Water Drainage

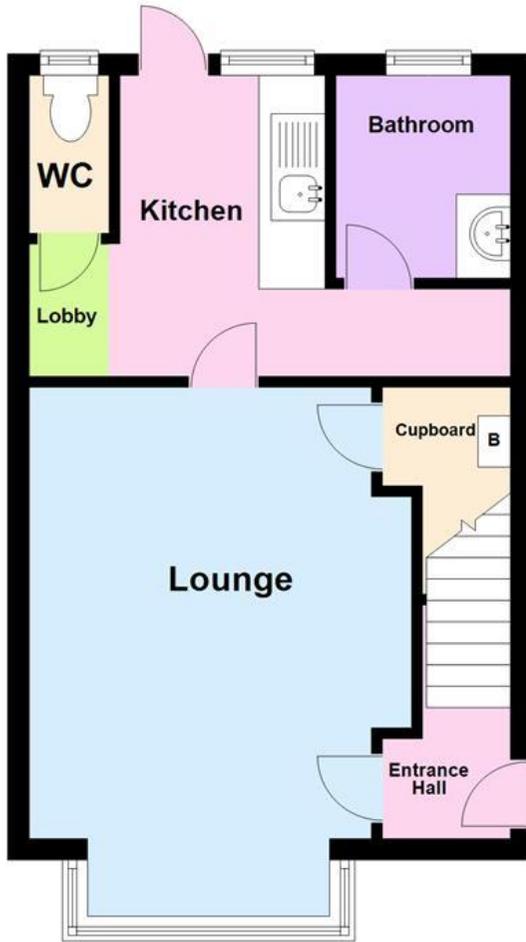
Council tax band: B

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(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

